

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

(For a.m. papers)

May 23, 1951

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### HOUSING CHARACTERISTICS OF THE HARRISBURG, PA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area.)

Home ownership is substantially greater in the Harrisburg Standard Metropolitan Area,<sup>1</sup> dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 86,200, an increase of 16,700, or 24 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 53 percent in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and from the sale of existing rental homes for owner occupancy. About 47,500, or 58 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 31,100, or 46 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 6.1 in 1940 to 5.7 in 1950. Only 1 percent of the total were 1-room units, and about 28 percent contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. More than one-half of the units in 1950 contained 2 or 3 persons.

Two-fifths (39 percent) of the units were in 1-dwelling-unit detached structures without business. Almost all of the remaining (57 percent) were in other types of 1-dwelling-unit structures, including row houses, or in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$37. One-fourth of the units were renting for \$23 or less, and one-fourth were renting for \$50 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,800. One-fourth were estimated to sell for \$5,200 or less, and one-fourth were estimated at \$11,700 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
<b>OCCUPANCY</b>		
All dwelling units.....	86,200	100
Occupied dwelling units.....	82,400	96
Owner occupied.....	47,500	55
Renter occupied.....	34,900	40
Vacant dwelling units.....	3,800	4
Nonseasonal not dilapidated, for rent or sale.....	800	1
<b>POPULATION</b>		
Total population.....	292,200	...
Population in dwelling units.....	280,500	...

<sup>1</sup> The Harrisburg Standard Metropolitan Area comprises Cumberland and Dauphin Counties, Pa.

PRELIMINARY

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

52-711

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 20,500 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	400	40,000.....	1,800
5,000.....	600	50,000.....	2,100
10,000.....	900	60,000.....	2,300
20,000.....	1,300	70,000.....	2,600
30,000.....	1,600	80,000.....	2,500

To illustrate, there were an estimated 34,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 1,700. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 33,200 and 36,600.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	30,000	50,000	90,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 34,200 renter-occupied dwelling units reporting on condition and plumbing facilities, 13 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 11 percent and 15 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	6
3.--Number of rooms in dwelling units: 1950 and 1940.....	6
4.--Number of persons in dwelling units: 1950 and 1940.....	6
5.--Persons per room in dwelling units: 1950 and 1940.....	7
6.--Type of structure of dwelling units: 1950 and 1940.....	7
7.--Condition and plumbing facilities of dwelling units: 1950.....	7
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	8
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	8

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Table 2.--TENURE OF DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA:  
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	82,400	100	66,991	100	23
Owner occupied.....	47,500	58	31,075	46	53
Renter occupied.....	34,900	42	35,916	54	-3

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA:  
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	86,200	...	69,510	...	24
Number reporting.....	85,300	100	69,002	100	...
1 room.....	1,200	1	852	1	41
2 rooms.....	4,100	5	2,312	3	77
3 rooms.....	8,500	10	4,420	6	92
4 rooms.....	12,800	15	6,423	9	99
5 rooms.....	12,300	14	8,419	12	46
6 rooms.....	22,100	26	20,949	30	5
7 rooms or more.....	24,100	28	25,627	37	-6
Median number of rooms.....	5.7	...	6.1	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA:  
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	82,400	100	66,991	100	23
1 person.....	6,700	8	4,651	7	44
2 persons.....	23,900	29	17,439	26	37
3 persons.....	20,000	24	15,485	23	29
4 persons.....	15,500	19	12,077	18	28
5 persons.....	8,300	10	7,326	11	13
6 persons.....	3,800	5	4,371	7	-13
7 persons or more.....	4,200	5	5,642	8	-26
Median number of persons.....	3.0	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	82,400	...	66,991	...
Number reporting.....	81,800	100	66,536	100
1.00 or less.....	75,400	92	60,889	92
1.01 to 1.50.....	4,700	6	4,178	6
1.51 or more.....	1,700	2	1,469	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	86,200	100	69,510	100
1 to 4 dwelling unit.....	82,300	95	66,695	96
1 dwelling unit detached without business..	33,500	39	28,483	41
1 dwelling unit attached without business..	11,700	14	( <sup>1</sup> )	( <sup>1</sup> )
Other 1 to 4 dwelling unit.....	37,100	43	( <sup>1</sup> )	( <sup>1</sup> )
5 to 9 dwelling unit.....	2,700	3	1,604	2
10 dwelling unit or more.....	1,300	2	1,211	2

<sup>1</sup> 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	86,200	...
Number reporting condition and plumbing facilities.....	84,700	100
Not dilapidated, with private toilet and bath, and hot running water.....	60,200	71
Not dilapidated, with private toilet and bath, and only cold running water.....	1,000	1
Not dilapidated, with running water, lacking private toilet or bath.....	13,000	15
Dilapidated or no running water.....	10,400	12
Renter occupied.....	34,900	...
Number reporting condition and plumbing facilities.....	34,200	100
Not dilapidated, with private toilet and bath, and hot running water.....	22,500	66
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath.....	6,900	20
Dilapidated or no running water.....	4,300	13

52711

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	31,900	100
Under \$10.....	800	3
\$10 to \$14.....	2,000	6
\$15 to \$19.....	3,000	9
\$20 to \$29.....	5,700	18
\$30 to \$39.....	6,300	20
\$40 to \$49.....	6,100	19
\$50 to \$59.....	3,100	10
\$60 to \$74.....	2,600	8
\$75 to \$99.....	2,000	6
\$100 or more.....	400	1
Median rent.....	\$37	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

52711

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HARRISBURG STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	36,100	100
Under \$3,000.....	2,600	7
\$3,000 to \$4,999.....	5,400	15
\$5,000 to \$7,499.....	9,100	25
\$7,500 to \$9,999.....	7,500	21
\$10,000 to \$14,999.....	7,000	19
\$15,000 to \$19,999.....	2,800	8
\$20,000 or more.....	1,700	5
Median value.....	\$7,767	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

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## PRELIMINARY REPORTS

(For p.m. papers)

May 25, 1951

Washington 25, D. C.

Series HC-3, No. 20

### HOUSING CHARACTERISTICS OF THE HARTFORD, CONN., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Hartford Standard Metropolitan Area,<sup>1</sup> dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 103,800, an increase of 24,600, or 31 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Even though renters exceeded home owners in 1950, one of the most significant developments during the decade was the substantial increase in home ownership. Since 1940, homes occupied by their owners increased 60 percent in contrast to the net increase of 17 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction, and some from the sale of existing rental homes for owner occupancy. About 41,000, or 40 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 25,600, or 33 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 5.1 in 1940 to 4.8 in 1950. Only 3 percent of the total were 1-room units, and one-third (33 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was

3.1 in 1950, compared with 3.4 in 1940. About one-half of the units in 1950 contained 2 or 3 persons.

One-third (33 percent) of the units were in 1-dwelling-unit detached structures without business. About 36 percent of the total were in other types of 1-dwelling-unit structures, or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. About 30 percent of the total were in multi-unit structures containing 5 or more units.

Approximately 7 out of 8 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$38. One-fourth of the units were renting for \$28 or less, and one-fourth were renting for \$51 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$13,400. One-fourth were estimated to sell for \$10,400 or less, and one-fourth were estimated at \$17,500 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.—OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
<b>OCCUPANCY</b>		
All dwelling units.....	103,800	100
Occupied dwelling units.....	101,900	98
Owner occupied.....	41,000	39
Renter occupied.....	60,900	59
Vacant dwelling units.....	1,900	2
Nonseasonal not dilapidated, for rent or sale.....	800	1
<b>POPULATION</b>		
Total population.....	357,500	...
Population in dwelling units.....	338,200	...

<sup>1</sup> The Hartford Standard Metropolitan Area comprises the following places in Hartford County, Conn.: Hartford city and Avon, Bloomfield, East Hartford, Farmington, Glastonbury, Manchester, Newington, Rocky Hill, Simsbury, South Windsor, West Hartford, Wethersfield, and Windsor towns.

PRELIMINARY

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold, but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 18,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	500	40,000.....	3,000
2,500.....	800	60,000.....	3,500
5,000.....	1,200	80,000.....	3,800
10,000.....	1,600	100,000.....	4,000
20,000.....	2,200		

To illustrate, there were an estimated 60,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,500. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 57,400 and 64,400.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	30,000	50,000	100,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	2	2	1
10 or 90	3	2	2
25 or 75	4	3	2
50	5	3	3

To illustrate, of the estimated 60,300 renter-occupied dwelling units reporting on condition and plumbing facilities, 4 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 2 percent and 6 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	6
3.--Number of rooms in dwelling units: 1950 and 1940.....	6
4.--Number of persons in dwelling units: 1950 and 1940.....	6
5.--Persons per room in dwelling units: 1950 and 1940.....	7
6.--Type of structure of dwelling units: 1950 and 1940.....	7
7.--Condition and plumbing facilities of dwelling units: 1950.....	7
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	8
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	8

Table 2.--TENURE OF DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA:  
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	101,900	100	77,479	100	32
Owner occupied.....	41,000	40	25,584	33	60
Renter occupied.....	60,900	60	51,895	67	17

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA:  
1950 AND 1940

Rooms	1950		1940 <sup>1</sup>		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	103,800	...	79,234	...	31
Number reporting.....	102,800	100	77,619	100	...
1 room.....	3,100	3	1,651	2	88
2 rooms.....	5,200	5	2,396	3	117
3 rooms.....	12,300	12	8,122	10	51
4 rooms.....	22,800	22	14,161	18	61
5 rooms.....	25,400	25	21,384	28	19
6 rooms.....	19,100	19	15,509	20	23
7 rooms or more.....	14,800	14	14,396	19	3
Median number of rooms.....	4.8	...	5.1	...	...

<sup>1</sup> The 1940 figures for the standard metropolitan area include estimated data for some of the smaller towns for which separate 1940 tabulations were not available.

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA:  
1950 AND 1940

Persons in dwelling unit	1950		1940 <sup>1</sup>		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	101,900	100	77,479	100	32
1 person.....	8,100	8	4,521	6	79
2 persons.....	28,100	28	18,224	24	54
3 persons.....	25,700	25	18,363	24	40
4 persons.....	21,100	21	15,720	20	34
5 persons.....	10,700	11	9,596	12	12
6 persons.....	4,600	5	5,304	7	-13
7 persons or more.....	3,500	3	5,751	7	-39
Median number of persons.....	3.1	...	3.4	...	...

<sup>1</sup> See footnote 1 on table 3.

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA:  
1950 AND 1940

Persons per room	1950		1940 <sup>1</sup>	
	Number	Percent	Number	Percent
Occupied dwelling units.....	101,900	...	77,479	...
Number reporting.....	101,100	100	76,002	100
1.00 or less.....	90,000	89	66,302	87
1.01 to 1.50.....	8,300	8	7,183	9
1.51 or more.....	2,800	3	2,517	3

<sup>1</sup> See footnote 1 on table 3.

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA:  
1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940 <sup>1</sup>	
	Number	Percent	Number	Percent
All dwelling units.....	103,800	100	79,234	100
1 to 4 dwelling unit.....	71,900	69	59,410	75
1 dwelling unit detached without business..	34,400	33	26,045	33
1 dwelling unit attached without business..	100	...	(2)	(2)
Other 1 to 4 dwelling unit.....	37,400	36	(2)	(2)
5 to 9 dwelling unit.....	18,100	17	10,545	13
10 dwelling unit or more.....	13,700	13	9,279	12

<sup>1</sup> See footnote 1 on table 3.

<sup>2</sup> 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE HARTFORD STANDARD  
METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	103,800	...
Number reporting condition and plumbing facilities.....	102,600	100
Not dilapidated, with private toilet and bath, and hot running water.....	89,500	87
Not dilapidated, with private toilet and bath, and only cold running water.....	2,200	2
Not dilapidated, with running water, lacking private toilet or bath.....	8,000	8
Dilapidated or no running water.....	2,900	3
Renter occupied.....	60,900	...
Number reporting condition and plumbing facilities.....	60,300	100
Not dilapidated, with private toilet and bath, and hot running water.....	50,000	83
Not dilapidated, with private toilet and bath, and only cold running water.....	1,600	3
Not dilapidated, with running water, lacking private toilet or bath.....	6,600	11
Dilapidated or no running water.....	2,200	4

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	58,600	100
Under \$10.....	100	...
\$10 to \$14.....	700	1
\$15 to \$19.....	2,800	5
\$20 to \$29.....	12,300	21
\$30 to \$39.....	16,700	28
\$40 to \$49.....	10,000	17
\$50 to \$59.....	6,800	12
\$60 to \$74.....	5,300	9
\$75 to \$99.....	2,700	5
\$100 or more.....	1,400	2
Median rent.....	\$38	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

52765

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HARTFORD STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	27,700	100
Under \$3,000.....	200	1
\$3,000 to \$4,999.....	300	1
\$5,000 to \$7,499.....	1,700	6
\$7,500 to \$9,999.....	3,700	13
\$10,000 to \$14,999.....	11,500	42
\$15,000 to \$19,999.....	6,500	23
\$20,000 or more.....	3,900	14
Median value.....	\$13,407	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

June 24, 1951

Washington 25, D. C.

Series HC-3, No. 21

### HOUSING CHARACTERISTICS OF THE HOUSTON, TEXAS, STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Houston Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total

<sup>1</sup> The Houston Standard Metropolitan Area comprises Harris County, Texas.

standard metropolitan area, which includes Houston city, and for Houston city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 251,900, an increase of 97,300, or 63 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

During the same period, dwelling units in Houston city alone increased to 187,000,

TABLE 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950

Subject	Houston Standard Metropolitan Area		Houston city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	251,900	100	187,100	100
Occupied dwelling units.....	236,400	94	176,400	94
Owner occupied.....	136,000	54	88,700	47
Renter occupied.....	100,400	40	87,700	47
Vacant dwelling units.....	15,600	6	10,800	6
Nonseasonal not dilapidated, for rent or sale.....	9,100	4	7,400	4
<b>POPULATION</b>				
Total population.....	806,700	...	596,500	...
Population in dwelling units.....	778,500	...	570,700	...

PRELIMINARY

a gain of 78,800 dwelling units, or 65 percent. Part of this increase was the result of annexations to the city since 1940.

Of the vacant dwelling units in the metropolitan area, about three-fifths were available for occupancy. Available vacancies amounted to 4 percent of all dwelling units. Within the city, the rate was about the same. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 123 percent in contrast to the net increase of 17 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 136,000, or 58 percent of the occupied dwelling units in the metropolitan area, were owner occupied in 1950; these figures compare with 60,900, or 42 percent, in 1940.

In the city also, there was a gain in owner occupancy since 1940. Owner-occupied units increased 144 percent in contrast to the net increase of 23 percent in renter-occupied units. About 88,700, or 50 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 36,400, or 34 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.3 in 1950. About 3 percent of the total were 1-room units, and 16 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. More than one-half (54 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the median number of rooms in 1950 and the median number of persons were similar to those for the metropolitan area as a whole.

Type of structure.--About three-fourths (72 percent) of the units in the metropolitan area

were in 1-dwelling-unit detached structures without business. Twenty-two percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remainder were in multi-unit structures containing 5 or more units.

Within the city, 65 percent of the units were in 1-dwelling-unit detached structures, and 7 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$45. One-fourth of the units were renting for \$32 or less, and one-fourth were renting for \$61 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,300. One-fourth of the units were estimated to sell for \$4,600 or less, and one-fourth were estimated at \$10,000 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as in the metropolitan area as a whole. Values for owner units, however, were higher than those for the total metropolitan area; the median for the city was \$8,100 and one-fourth of the units were estimated at \$11,200 or more.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

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The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

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Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 28,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 110 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000....	1,100	1,000	100,000....	10,500	9,200
2,500....	1,700	1,500	125,000....	11,700	10,300
5,000....	2,400	2,100	150,000....	12,800	11,300
10,000....	3,400	3,000	175,000....	13,700	12,100
25,000....	5,300	4,700	200,000....	14,700	...
50,000....	7,500	6,600	225,000....	15,500	...
75,000....	9,100	8,100			

To illustrate, there were an estimated 100,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 10,500. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 89,900 and 110,900.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	90,000	125,000	230,000	70,000	100,000	180,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	2	2	2	2	2	2
10 or 90	3	3	2	3	3	2
25 or 75	5	4	3	5	4	3
50	6	5	4	6	5	4

To illustrate, of the estimated 98,100 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 12 percent and 20 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY:  
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
HOUSTON STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	236,400	100	146,403	100	61
Owner occupied.....	136,000	58	60,914	42	123
Renter occupied.....	100,400	42	85,489	58	17
HOUSTON CITY					
Occupied dwelling units.....	176,400	100	107,530	100	64
Owner occupied.....	88,700	50	36,354	34	144
Renter occupied.....	87,700	50	71,176	66	23

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY:  
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
HOUSTON STANDARD METROPOLITAN AREA					
All dwelling units.....	251,900	...	154,628	...	63
Number reporting.....	246,600	100	152,208	100	...
1 room.....	8,500	3	10,447	7	-19
2 rooms.....	20,800	8	16,445	11	26
3 rooms.....	47,900	19	25,773	17	86
4 rooms.....	59,000	24	31,674	21	86
5 rooms.....	69,200	28	38,378	25	80
6 rooms.....	28,100	11	18,060	12	56
7 rooms or more.....	13,000	5	11,431	8	14
Median number of rooms.....	4.3	...	4.2	...	...
HOUSTON CITY					
All dwelling units.....	187,100	...	113,326	...	65
Number reporting.....	183,200	100	111,430	100	...
1 room.....	6,000	3	7,656	7	-22
2 rooms.....	14,400	8	11,166	10	29
3 rooms.....	36,100	20	19,217	17	88
4 rooms.....	42,400	23	22,681	20	87
5 rooms.....	52,400	29	28,096	25	87
6 rooms.....	21,000	11	13,326	12	58
7 rooms or more.....	11,000	6	9,288	8	18
Median number of rooms.....	4.3	...	4.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
HOUSTON STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	236,400	100	146,403	100	61
1 person.....	18,600	8	10,105	7	84
2 persons.....	69,700	29	39,919	27	75
3 persons.....	58,200	25	35,260	24	65
4 persons.....	45,200	19	27,141	19	67
5 persons.....	23,600	10	15,763	11	50
6 persons.....	11,100	5	8,443	6	31
7 persons or more.....	10,000	4	9,772	7	2
Median number of persons.....	3.0	...	3.2	...	...
HOUSTON CITY					
Occupied dwelling units.....	176,400	100	107,530	100	64
1 person.....	15,500	9	7,760	7	100
2 persons.....	55,600	32	30,153	28	84
3 persons.....	43,600	25	26,109	24	67
4 persons.....	31,700	18	19,582	18	62
5 persons.....	15,700	9	11,264	10	39
6 persons.....	7,100	4	5,857	5	21
7 persons or more.....	7,200	4	6,805	6	6
Median number of persons.....	2.9	...	3.1	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
HOUSTON STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	236,400	...	146,403	...
Number reporting.....	232,000	100	144,241	100
1.00 or less.....	189,400	82	109,659	76
1.01 to 1.50.....	24,600	11	17,463	12
1.51 or more.....	17,900	8	17,119	12
HOUSTON CITY				
Occupied dwelling units.....	176,400	...	107,530	...
Number reporting.....	173,300	100	105,851	100
1.00 or less.....	145,800	84	82,354	78
1.01 to 1.50.....	15,200	9	12,100	11
1.51 or more.....	12,300	7	11,397	11

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
HOUSTON STANDARD METROPOLITAN AREA				
All dwelling units.....	251,900	100	154,628	100
1 to 4 dwelling unit.....	237,400	94	144,771	94
1 dwelling unit detached without business..	182,300	72	103,892	67
1 dwelling unit attached without business..	3,000	1	(1)	(1)
Other 1 to 4 dwelling unit.....	52,100	21	(1)	(1)
5 to 9 dwelling unit.....	8,100	3	6,728	4
10 dwelling unit or more.....	6,400	3	3,129	2
HOUSTON CITY				
All dwelling units.....	187,100	100	113,326	100
1 to 4 dwelling unit.....	172,600	92	103,687	91
1 dwelling unit detached without business..	122,000	65	66,646	59
1 dwelling unit attached without business..	2,900	2	(1)	(1)
Other 1 to 4 dwelling unit.....	47,700	25	(1)	(1)
5 to 9 dwelling unit.....	8,100	4	6,547	6
10 dwelling unit or more.....	6,400	3	3,092	3

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950

Condition and plumbing facilities	Number	Percent
HOUSTON STANDARD METROPOLITAN AREA		
All dwelling units.....	251,900	...
Number reporting condition and plumbing facilities.....	244,700	100
Not dilapidated, with private toilet and bath, and hot running water..	173,200	71
Not dilapidated, with private toilet and bath, and only cold running water.....	16,100	7
Not dilapidated, with running water, lacking private toilet or bath..	24,600	10
Dilapidated or no running water.....	30,800	13
Renter occupied.....	100,400	...
Number reporting condition and plumbing facilities.....	98,100	100
Not dilapidated, with private toilet and bath, and hot running water..	59,200	60
Not dilapidated, with private toilet and bath, and only cold running water.....	9,800	10
Not dilapidated, with running water, lacking private toilet or bath..	13,200	13
Dilapidated or no running water.....	16,000	16
HOUSTON CITY		
All dwelling units.....	187,100	...
Number reporting condition and plumbing facilities.....	182,300	100
Not dilapidated, with private toilet and bath, and hot running water..	133,000	73
Not dilapidated, with private toilet and bath, and only cold running water.....	13,900	8
Not dilapidated, with running water, lacking private toilet or bath..	16,900	9
Dilapidated or no running water.....	18,500	10
Renter occupied.....	87,700	...
Number reporting condition and plumbing facilities.....	85,500	100
Not dilapidated, with private toilet and bath, and hot running water..	53,000	62
Not dilapidated, with private toilet and bath, and only cold running water.....	9,400	11
Not dilapidated, with running water, lacking private toilet or bath..	11,500	13
Dilapidated or no running water.....	11,700	14

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950

Contract monthly rent	Number	Per- cent
HOUSTON STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	99,100	100
Under \$10.....	900	1
\$10 to \$14.....	2,300	2
\$15 to \$19.....	3,200	3
\$20 to \$29.....	14,100	14
\$30 to \$39.....	19,000	19
\$40 to \$49.....	19,500	20
\$50 to \$59.....	14,100	14
\$60 to \$74.....	14,200	14
\$75 to \$99.....	7,000	7
\$100 or more.....	4,700	5
Median rent.....	\$45	...
HOUSTON CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	87,900	100
Under \$10.....	600	1
\$10 to \$14.....	1,700	2
\$15 to \$19.....	2,500	3
\$20 to \$29.....	11,600	13
\$30 to \$39.....	16,000	18
\$40 to \$49.....	17,200	20
\$50 to \$59.....	13,200	15
\$60 to \$74.....	13,800	16
\$75 to \$99.....	6,600	8
\$100 or more.....	4,600	5
Median rent.....	\$46	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE HOUSTON STANDARD METROPOLITAN AREA AND HOUSTON CITY: 1950

Value of one-dwelling structures	Number	Per- cent
HOUSTON STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	114,800	100
Under \$3,000.....	12,100	11
\$3,000 to \$4,999.....	20,300	18
\$5,000 to \$7,499.....	26,200	23
\$7,500 to \$9,999.....	27,500	24
\$10,000 to \$14,999.....	19,600	17
\$15,000 to \$19,999.....	4,900	4
\$20,000 or more.....	4,200	4
Median value.....	\$7,335	...
HOUSTON CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	73,100	100
Under \$3,000.....	5,100	7
\$3,000 to \$4,999.....	9,800	13
\$5,000 to \$7,499.....	16,800	23
\$7,500 to \$9,999.....	19,500	27
\$10,000 to \$14,999.....	14,100	19
\$15,000 to \$19,999.....	4,200	6
\$20,000 or more.....	3,700	5
Median value.....	\$8,072	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

June 17, 1951

Washington 25, D. C.

Series HC-3, No. 22

### HOUSING CHARACTERISTICS OF THE INDIANAPOLIS, IND., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Indianapolis Standard Metropolitan Area,<sup>1</sup> dwelling units average a smaller number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are

shown for the total standard metropolitan area, which includes Indianapolis city, and for Indianapolis city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 168,400, an increase of 31,500, or 23 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Indianapolis Standard Metropolitan Area comprises Marion County, Ind.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950

Subject	Indianapolis Standard Metropolitan Area		Indianapolis city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	168,400	100	129,700	100
Occupied dwelling units.....	163,500	97	126,700	98
Owner occupied.....	94,200	56	66,600	51
Renter occupied.....	69,300	41	60,100	46
Vacant dwelling units.....	5,000	3	3,100	2
Nonseasonal not dilapidated, for rent or sale.....	2,500	1	1,900	1
<b>POPULATION</b>				
Total population.....	552,400	...	427,700	...
Population in dwelling units.....	529,300	...	415,000	...

53478

PRELIMINARY

For the same period, dwelling units in Indianapolis city alone increased at a slower rate; the number increased to 129,700 by 1950, a gain of 13,100 dwelling units, or 11 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 75 percent in contrast to the net decrease of 11 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 94,200, or 58 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 54,000, or 41 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 63 percent in owner-occupied units in contrast to the net decrease of 16 percent in renter-occupied units. About 66,600, or 53 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 40,800, or 36 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.7 in 1950 and 4.9 in 1940. About 3 percent of the total were 1-room units, and three-tenths (30 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.8 in 1950, compared with 3.0 in 1940. Fifty-six percent of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms and the distribution by persons in 1950 were similar to those for the metropolitan area as a whole.

53478

Type of structure.--More than half (55 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-third (33 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 12 percent were in multi-unit structures containing 5 or more units.

Within the city alone, units in 1-dwelling-unit detached structures amounted to 48 percent, and 14 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$39. One-fourth of the units were renting for \$26 or less, and one-fourth were renting for \$54 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$8,400. One-fourth of the units were estimated to sell for \$5,500 or less, and one-fourth were estimated at \$13,900 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$7,300 and one-fourth of the units were estimated at \$5,100 or less.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 18,400 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 110 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000.....	1,000	900	50,000....	6,400	5,400
2,500.....	1,600	1,400	75,000....	7,400	6,100
5,000.....	2,300	2,000	100,000....	7,900	6,200
10,000.....	3,200	2,800	125,000....	8,100	5,900
25,000.....	4,800	4,200	150,000....	7,900	...

To illustrate, there were an estimated 69,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 7,200. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 62,100 and 76,500.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	60,000	100,000	165,000	50,000	75,000	125,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	3	2	2	3	2	2
10 or 90	4	3	2	4	3	2
25 or 75	6	4	3	5	4	3
50	7	5	4	6	5	4

To illustrate, of the estimated 66,800 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 percent were dilapidated or had no running water. The sampling variability is about 5 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 11 percent and 21 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
INDIANAPOLIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	163,500	100	131,660	100	24
Owner occupied.....	94,200	58	53,971	41	75
Renter occupied.....	69,300	42	77,689	59	-11
INDIANAPOLIS CITY					
Occupied dwelling units.....	126,700	100	112,231	100	13
Owner occupied.....	66,600	53	40,796	36	63
Renter occupied.....	60,100	47	71,435	64	-16

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
INDIANAPOLIS STANDARD METROPOLITAN AREA					
All dwelling units.....	168,400	...	136,877	...	23
Number reporting.....	165,300	100	135,144	100	...
1 room.....	5,100	3	4,416	3	15
2 rooms.....	12,500	8	9,092	7	37
3 rooms.....	23,700	14	14,383	11	65
4 rooms.....	31,100	19	22,889	17	36
5 rooms.....	43,000	26	40,877	30	5
6 rooms.....	31,500	19	26,187	19	20
7 rooms or more.....	18,400	11	17,300	13	6
Median number of rooms.....	4.7	...	4.9	...	...
INDIANAPOLIS CITY					
All dwelling units.....	129,700	...	116,598	...	11
Number reporting.....	127,000	100	115,086	100	...
1 room.....	4,400	3	3,999	3	10
2 rooms.....	10,300	8	8,259	7	25
3 rooms.....	18,900	15	12,667	11	49
4 rooms.....	24,600	19	19,269	17	28
5 rooms.....	33,400	26	33,720	29	-1
6 rooms.....	23,200	18	22,927	20	1
7 rooms or more.....	12,200	10	14,245	12	-14
Median number of rooms.....	4.7	...	4.9	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950 AND 1940  
(Percent change, 1940 to 1950, not shown where less than 1)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
INDIANAPOLIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	163,500	100	131,660	100	24
1 person.....	15,700	10	9,527	7	65
2 persons.....	53,100	32	39,849	30	33
3 persons.....	39,400	24	31,298	24	26
4 persons.....	28,200	17	22,977	17	23
5 persons.....	14,100	9	13,376	10	5
6 persons.....	6,500	4	6,957	5	-7
7 persons or more.....	6,400	4	7,676	6	-17
Median number of persons.....	2.8	...	3.0	...	...
INDIANAPOLIS CITY					
Occupied dwelling units.....	126,700	100	112,231	100	13
1 person.....	12,900	10	8,688	8	48
2 persons.....	41,200	33	34,571	31	19
3 persons.....	29,800	24	26,585	24	12
4 persons.....	21,000	17	19,223	17	9
5 persons.....	11,100	9	11,095	10	...
6 persons.....	5,100	4	5,715	5	-11
7 persons or more.....	3,600	4	6,354	6	-12
Median number of persons.....	2.8	...	3.0	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
INDIANAPOLIS STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	163,500	...	131,660	...
Number reporting.....	160,700	100	130,242	100
1.00 or less.....	141,100	88	113,223	87
1.01 to 1.50.....	12,000	7	10,888	8
1.51 or more.....	7,600	5	6,131	5
INDIANAPOLIS CITY				
Occupied dwelling units.....	126,700	...	112,231	...
Number reporting.....	124,300	100	110,990	100
1.00 or less.....	107,800	87	96,882	87
1.01 to 1.50.....	9,800	8	9,107	8
1.51 or more.....	6,700	5	5,001	5

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
INDIANAPOLIS STANDARD METROPOLITAN AREA				
All dwelling units.....	168,400	100	136,877	100
1 to 4 dwelling unit.....	148,700	88	120,273	88
1 dwelling unit detached without business..	93,000	55	80,799	59
1 dwelling unit attached without business..	1,600	1	(1)	(1)
Other 1 to 4 dwelling unit.....	54,100	32	(1)	(1)
5 to 9 dwelling unit.....	8,600	5	5,735	4
10 dwelling unit or more.....	11,100	7	10,869	8
INDIANAPOLIS CITY				
All dwelling units.....	129,700	100	116,598	100
1 to 4 dwelling unit.....	112,000	86	100,206	86
1 dwelling unit detached without business..	61,800	48	61,964	53
1 dwelling unit attached without business..	1,500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	48,700	38	(1)	(1)
5 to 9 dwelling unit.....	7,300	6	5,605	5
10 dwelling unit or more.....	10,400	8	10,787	9

<sup>1</sup> 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950

Condition and plumbing facilities	Number	Percent
INDIANAPOLIS STANDARD METROPOLITAN AREA		
All dwelling units.....	168,400	...
Number reporting condition and plumbing facilities.....	163,100	100
Not dilapidated, with private toilet and bath, and hot running water..	115,100	71
Not dilapidated, with private toilet and bath, and only cold running water.....	4,800	3
Not dilapidated, with running water, lacking private toilet or bath..	25,500	16
Dilapidated or no running water.....	17,800	11
Renter occupied.....	69,300	...
Number reporting condition and plumbing facilities.....	66,800	100
Not dilapidated, with private toilet and bath, and hot running water..	38,600	58
Not dilapidated, with private toilet and bath, and only cold running water.....	2,000	3
Not dilapidated, with running water, lacking private toilet or bath..	15,400	23
Dilapidated or no running water.....	10,800	16
INDIANAPOLIS CITY		
All dwelling units.....	129,700	...
Number reporting condition and plumbing facilities.....	125,400	100
Not dilapidated, with private toilet and bath, and hot running water..	88,200	70
Not dilapidated, with private toilet and bath, and only cold running water.....	3,800	3
Not dilapidated, with running water, lacking private toilet or bath..	20,400	16
Dilapidated or no running water.....	13,000	10
Renter occupied.....	60,100	...
Number reporting condition and plumbing facilities.....	58,000	100
Not dilapidated, with private toilet and bath, and hot running water..	33,200	57
Not dilapidated, with private toilet and bath, and only cold running water.....	1,800	3
Not dilapidated, with running water, lacking private toilet or bath..	13,600	23
Dilapidated or no running water.....	9,300	16

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950

Contract monthly rent	Number	Per-cent
INDIANAPOLIS STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	66,000	100
Under \$10.....	1,200	2
\$10 to \$14.....	3,700	6
\$15 to \$19.....	4,900	7
\$20 to \$29.....	10,900	17
\$30 to \$39.....	12,400	19
\$40 to \$49.....	12,500	19
\$50 to \$59.....	8,400	13
\$60 to \$74.....	6,600	10
\$75 to \$99.....	2,700	4
\$100 or more.....	2,600	4
Median rent.....	\$39	...
INDIANAPOLIS CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	58,400	100
Under \$10.....	1,200	2
\$10 to \$14.....	3,600	6
\$15 to \$19.....	4,600	8
\$20 to \$29.....	10,000	17
\$30 to \$39.....	11,400	20
\$40 to \$49.....	10,600	18
\$50 to \$59.....	7,100	12
\$60 to \$74.....	5,300	9
\$75 to \$99.....	2,300	4
\$100 or more.....	2,300	4
Median rent.....	\$38	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

83478

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE INDIANAPOLIS STANDARD METROPOLITAN AREA AND INDIANAPOLIS CITY: 1950

Value of one-dwelling structures	Number	Per-cent
INDIANAPOLIS STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	72,600	100
Under \$3,000.....	4,000	6
\$3,000 to \$4,999.....	10,200	14
\$5,000 to \$7,499.....	17,300	24
\$7,500 to \$9,999.....	12,900	18
\$10,000 to \$14,999.....	12,600	17
\$15,000 to \$19,999.....	8,100	11
\$20,000 or more.....	7,400	10
Median value.....	\$8,380	...
INDIANAPOLIS CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	51,800	100
Under \$3,000.....	3,500	7
\$3,000 to \$4,999.....	8,700	17
\$5,000 to \$7,499.....	14,600	28
\$7,500 to \$9,999.....	10,700	21
\$10,000 to \$14,999.....	7,500	14
\$15,000 to \$19,999.....	4,000	8
\$20,000 or more.....	2,800	5
Median value.....	\$7,296	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

## 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

(For a.m. release)

June 1, 1951

Washington 25, D. C.

Series HC-3, No. 23

HOUSING CHARACTERISTICS OF THE JOHNSTOWN, PA., STANDARD  
METROPOLITAN AREA: APRIL 1, 1950

## Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Johnstown Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 80,300, an increase of 9,900, or 14 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 43 percent in contrast to the net decrease of 12 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 44,500, or 57 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 31,100, or 45 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to less than one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.3 in 1950. Only 1 percent of the total were 1-room units, and about 21 percent contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.4 in 1950, compared with 3.9 in 1940. A little less than one-half (46 percent) of the units in 1950 contained 2 or 3 persons.

About three-fifths (59 percent) of the units were in 1-dwelling-unit detached structures without business. Thirty-seven percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 4 percent were in multi-unit structures containing 5 or more units.

A little over one-half (56 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$24. One-fourth of the units were renting for \$15 or less, and one-fourth were renting for \$35 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$5,200. About one-fourth were estimated to sell for \$3,100 or less, and one-fourth were estimated at \$8,200 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.—OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950  
(Percent not shown where less than 1)

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	80,300	100
Occupied dwelling units.....	77,700	97
Owner occupied.....	44,500	55
Renter occupied.....	33,200	41
Vacant dwelling units.....	2,600	3
Nonseasonal not dilapidated, for rent or sale.....	400	...
POPULATION		
Total population.....	291,400	...
Population in dwelling units.....	288,100	...

<sup>1</sup> The Johnstown Standard Metropolitan Area comprises Cambria and Somerset Counties, Pa.

P R E L I M I N A R Y

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

52994

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 15,800 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	300	40,000.....	1,900
2,500.....	400	50,000.....	2,200
5,000.....	600	60,000.....	2,400
10,000.....	900	70,000.....	2,700
20,000.....	1,300	80,000.....	2,900
30,000.....	1,600		

To illustrate, there were an estimated 33,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 1,700. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 31,500 and 34,900.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	50,000	80,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	2

To illustrate, of the estimated 32,400 renter-occupied dwelling units reporting on condition and plumbing facilities, 19 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 17 percent and 21 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	6
3.--Number of rooms in dwelling units: 1950 and 1940.....	6
4.--Number of persons in dwelling units: 1950 and 1940.....	6
5.--Persons per room in dwelling units: 1950 and 1940.....	7
6.--Type of structure of dwelling units: 1950 and 1940.....	7
7.--Condition and plumbing facilities of dwelling units: 1950.....	7
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	8
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	8

Table 2.--TENURE OF DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	77,700	100	68,935	100	13
Owner occupied.....	44,500	57	31,140	45	43
Renter occupied.....	33,200	43	37,795	55	-12

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	80,300	...	70,447	...	14
Number reporting.....	78,400	100	70,077	100	...
1 room.....	800	1	1,090	2	-27
2 rooms.....	3,400	4	4,173	6	-19
3 rooms.....	7,400	9	5,384	8	37
4 rooms.....	16,700	21	14,737	21	13
5 rooms.....	13,600	17	11,854	17	15
6 rooms.....	20,000	26	17,712	25	13
7 rooms or more.....	16,400	21	15,127	22	8
Median number of rooms.....	5.3	...	5.3	...	...

Table 4. NUMBER OF PERSONS IN DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	77,700	100	68,935	100	13
1 person.....	5,300	7	3,620	5	46
2 persons.....	17,500	23	12,397	18	41
3 persons.....	17,600	23	13,968	20	26
4 persons.....	15,600	20	12,676	18	23
5 persons.....	9,700	12	9,395	14	3
6 persons.....	5,400	7	6,298	9	-14
7 persons or more.....	6,600	8	10,581	15	-38
Median number of persons.....	3.4	...	3.9	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	77,700	...	68,935	...
Number reporting.....	76,700	100	68,586	100
1.00 or less.....	64,800	84	52,009	76
1.01 to 1.50.....	8,800	11	10,698	16
1.51 or more.....	3,100	4	5,879	9

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	80,300	100	70,447	100
1 to 4 dwelling unit.....	77,000	96	68,192	97
1 dwelling unit detached without business..	47,300	59	42,355	60
1 dwelling unit attached without business..	900	1	(1)	(1)
Other 1 to 4 dwelling unit.....	28,800	36	(1)	(1)
5 dwelling unit or more.....	3,400	4	2,256	3

<sup>1</sup> 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	80,300	...
Number reporting condition and plumbing facilities.....	77,500	100
Not dilapidated, with private toilet and bath, and hot running water.....	43,100	56
Not dilapidated, with private toilet and bath, and only cold running water.....	1,200	2
Not dilapidated, with running water, lacking private toilet or bath.....	21,000	27
Dilapidated or no running water.....	12,200	16
Renter occupied.....	33,200	...
Number reporting condition and plumbing facilities.....	32,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	15,500	48
Not dilapidated, with private toilet and bath, and only cold running water.....	500	2
Not dilapidated, with running water, lacking private toilet or bath.....	10,500	32
Dilapidated or no running water.....	6,000	19

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	28,600	100
Under \$10.....	2,100	7
\$10 to \$14.....	4,900	17
\$15 to \$19.....	4,200	15
\$20 to \$29.....	7,600	27
\$30 to \$39.....	5,200	18
\$40 to \$49.....	2,500	9
\$50 to \$59.....	1,200	4
\$60 to \$74.....	700	2
\$75 to \$99.....	300	1
\$100 or more.....	100	...
Median rent.....	\$24	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

52994

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE JOHNSTOWN STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	30,600	100
Under \$3,000.....	7,000	23
\$3,000 to \$4,999.....	7,400	24
\$5,000 to \$7,499.....	7,600	25
\$7,500 to \$9,999.....	3,300	11
\$10,000 to \$14,999.....	3,300	11
\$15,000 to \$19,999.....	1,200	4
\$20,000 or more.....	800	3
Median value.....	\$5,246	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

June 17, 1951

Washington 25, D. C.

Series HC-3, No. 24

### HOUSING CHARACTERISTICS OF THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Kansas City, Mo., Standard Metropolitan Area,<sup>1</sup> dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of

Commerce. Data are shown for the total standard metropolitan area, which includes Kansas City, and for Kansas City alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 261,400, an increase of 42,500, or 19 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Kansas City, Mo., Standard Metropolitan Area comprises Clay and Jackson Counties, Mo., and Johnson and Wyandotte Counties, Kans.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950

Subject	Kansas City Standard Metropolitan Area		Kansas City	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	261,400	100	151,800	100
Occupied dwelling units.....	254,300	97	148,600	98
Owner occupied.....	151,700	58	72,800	48
Renter occupied.....	102,600	39	75,800	50
Vacant dwelling units.....	7,100	3	3,100	2
Nonseasonal not dilapidated, for rent or sale.....	3,400	1	1,700	1
<b>POPULATION</b>				
Total population.....	814,500	...	456,300	...
Population in dwelling units.....	787,700	...	431,400	...

P R E L I M I N A R Y

For the same period, dwelling units in Kansas City alone increased at a slower rate; the number increased to 151,800 by 1950, a gain of 18,600 dwelling units, or 14 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 83 percent in contrast to the net decrease of 15 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 151,700, or 60 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 83,100, or 41 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 93 percent in owner-occupied units in contrast to the net decrease of 10 percent in renter-occupied units. About 72,800, or 49 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 37,800, or 31 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms decreased from 4.7 in 1940 to 4.5 in 1950. Five percent of the total were 1-room units, and about one-fourth (25 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.7 in 1950, compared with 2.9 in 1940. Almost three-fifths (57 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the median number of rooms in 1950 was 4.3 and the median number of persons

was 2.5, both smaller than the medians for the metropolitan area as a whole.

Type of structure.--About three-fifths (61 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-fifth (21 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 18 percent were in multi-unit structures containing 5 or more units.

Within the city, 44 percent of the units were in 1-dwelling-unit detached structures and about 31 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$37. One-fourth of the units were renting for \$26 or less and one-fourth were renting for \$49 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,800. One-fourth of the units were estimated to sell for \$4,600 or less, and one-fourth were estimated at \$9,700 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values in the city were about the same as those in the metropolitan area as a whole.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final useable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 29,900 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 130 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000....	900	700	100,000....	8,100	5,500
2,500....	1,500	1,100	125,000....	8,800	5,600
5,000....	2,100	1,600	150,000....	9,200	5,500
10,000....	2,900	2,200	175,000....	9,500	...
25,000....	4,500	3,400	200,000....	9,600	...
50,000....	6,200	4,500	250,000....	9,500	...
75,000....	7,300	5,100			

To illustrate, there were an estimated 102,600 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 8,200. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 94,400 and 110,800.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	90,000	150,000	260,000	50,000	80,000	150,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	1	1	1	1	1	1
5 or 95	2	2	1	2	2	1
10 or 90	3	2	2	3	2	2
25 or 75	4	3	2	4	3	2
50	5	4	3	5	4	3

To illustrate, of the estimated 97,600 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 13 percent and 19 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
KANSAS CITY STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	254,300	100	203,941	100	25
Owner occupied.....	151,700	60	83,070	41	83
Renter occupied.....	102,600	40	120,871	59	-15
KANSAS CITY					
Occupied dwelling units.....	148,600	100	122,103	100	22
Owner occupied.....	72,800	49	37,761	31	93
Renter occupied.....	75,800	51	84,342	69	-10

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
KANSAS CITY STANDARD METROPOLITAN AREA					
All dwelling units.....	261,400	...	218,880	...	19
Number reporting.....	255,000	100	215,575	100	...
1 room.....	12,900	5	12,253	6	5
2 rooms.....	31,000	12	23,546	11	32
3 rooms.....	36,100	14	27,357	13	32
4 rooms.....	47,200	19	34,901	16	35
5 rooms.....	66,000	26	57,851	27	14
6 rooms.....	32,100	13	31,702	15	1
7 rooms or more.....	29,700	12	27,965	13	6
Median number of rooms.....	4.5	...	4.7	...	...
KANSAS CITY					
All dwelling units.....	151,800	...	133,157	...	14
Number reporting.....	147,100	100	130,783	100	...
1 room.....	9,800	7	9,720	7	1
2 rooms.....	22,800	15	17,290	13	32
3 rooms.....	22,000	15	17,070	13	29
4 rooms.....	24,100	16	18,335	14	31
5 rooms.....	31,600	21	31,704	24	...
6 rooms.....	16,900	11	19,071	15	-11
7 rooms or more.....	19,800	13	17,593	13	13
Median number of rooms.....	4.3	...	4.6	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
KANSAS CITY STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	254,300	100	203,941	100	25
1 person.....	29,600	12	19,504	10	52
2 persons.....	86,100	34	63,373	31	36
3 persons.....	57,800	23	48,015	24	20
4 persons.....	41,900	16	34,226	17	22
5 persons.....	21,300	8	19,082	9	12
6 persons.....	9,600	4	9,577	5	...
7 persons or more.....	8,100	3	10,164	5	-20
Median number of persons.....	2.7	...	2.9	...	...
KANSAS CITY					
Occupied dwelling units.....	148,600	100	122,103	100	22
1 person.....	22,000	15	13,859	11	59
2 persons.....	52,600	35	39,762	33	32
3 persons.....	32,500	22	28,344	23	15
4 persons.....	21,700	15	19,378	16	12
5 persons.....	10,400	7	10,523	9	-1
6 persons.....	5,000	3	5,080	4	-2
7 persons or more.....	4,400	3	5,157	4	-15
Median number of persons.....	2.5	...	2.8	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
KANSAS CITY STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	254,300	...	203,941	...
Number reporting.....	249,100	100	201,106	100
1.00 or less.....	214,100	86	171,456	85
1.01 to 1.50.....	19,800	8	17,347	9
1.51 or more.....	15,100	6	12,303	6
KANSAS CITY				
Occupied dwelling units.....	148,600	...	122,103	...
Number reporting.....	144,700	100	120,086	100
1.00 or less.....	125,700	87	103,992	87
1.01 to 1.50.....	10,400	7	9,137	8
1.51 or more.....	8,600	6	6,957	6

Table 6.—TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
KANSAS CITY STANDARD METROPOLITAN AREA				
All dwelling units.....	261,400	100	218,880	100
1 to 4 dwelling unit.....	213,400	82	175,036	80
1 dwelling unit detached without business..	160,300	61	134,766	62
1 dwelling unit attached without business..	1,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	51,700	20	(1)	(1)
5 to 9 dwelling unit.....	18,100	7	17,781	8
10 dwelling unit or more.....	29,900	11	26,063	12
KANSAS CITY				
All dwelling units.....	151,800	100	133,157	100
1 to 4 dwelling unit.....	105,200	69	91,673	69
1 dwelling unit detached without business..	67,500	44	63,586	48
1 dwelling unit attached without business..	1,200	1	(1)	(1)
Other 1 to 4 dwelling unit.....	36,400	24	(1)	(1)
5 to 9 dwelling unit.....	16,800	11	15,962	12
10 dwelling unit or more.....	29,800	20	25,522	19

<sup>1</sup> Data not available.

Table 7.—CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950

Condition and plumbing facilities	Number	Percent
KANSAS CITY STANDARD METROPOLITAN AREA		
All dwelling units.....	261,400	...
Number reporting condition and plumbing facilities.....	250,600	100
Not dilapidated, with private toilet and bath, and hot running water..	173,700	69
Not dilapidated, with private toilet and bath, and only cold running water.....	5,400	2
Not dilapidated, with running water, lacking private toilet or bath..	43,300	17
Dilapidated or no running water.....	28,300	11
Renter occupied.....	102,600	...
Number reporting condition and plumbing facilities.....	97,600	100
Not dilapidated, with private toilet and bath, and hot running water..	53,400	55
Not dilapidated, with private toilet and bath, and only cold running water.....	2,000	2
Not dilapidated, with running water, lacking private toilet or bath..	26,200	27
Dilapidated or no running water.....	16,000	16
KANSAS CITY		
All dwelling units.....	151,800	...
Number reporting condition and plumbing facilities.....	143,900	100
Not dilapidated, with private toilet and bath, and hot running water..	103,300	72
Not dilapidated, with private toilet and bath, and only cold running water.....	2,100	1
Not dilapidated, with running water, lacking private toilet or bath..	25,500	18
Dilapidated or no running water.....	13,000	9
Renter occupied.....	75,800	...
Number reporting condition and plumbing facilities.....	71,800	100
Not dilapidated, with private toilet and bath, and hot running water..	41,600	58
Not dilapidated, with private toilet and bath, and only cold running water.....	1,200	2
Not dilapidated, with running water, lacking private toilet or bath..	19,500	27
Dilapidated or no running water.....	9,600	13

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950

Contract monthly rent	Number	Per-cent
KANSAS CITY STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	93,000	100
Under \$10.....	1,900	2
\$10 to \$14.....	4,900	5
\$15 to \$19.....	5,700	6
\$20 to \$29.....	17,200	18
\$30 to \$39.....	23,100	25
\$40 to \$49.....	18,800	20
\$50 to \$59.....	9,000	10
\$60 to \$74.....	7,600	8
\$75 to \$99.....	3,300	4
\$100 or more.....	1,500	2
Median rent.....	\$37	...
KANSAS CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	71,900	100
Under \$10.....	1,000	1
\$10 to \$14.....	3,200	4
\$15 to \$19.....	3,800	5
\$20 to \$29.....	12,800	18
\$30 to \$39.....	19,400	27
\$40 to \$49.....	15,500	22
\$50 to \$59.....	6,700	9
\$60 to \$74.....	5,700	8
\$75 to \$99.....	2,600	4
\$100 or more.....	1,300	2
Median rent.....	\$37	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE KANSAS CITY, MO., STANDARD METROPOLITAN AREA AND KANSAS CITY: 1950

Value of one-dwelling structures	Number	Per-cent
KANSAS CITY STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	121,100	100
Under \$3,000.....	12,500	10
\$3,000 to \$4,999.....	21,600	18
\$5,000 to \$7,499.....	36,100	30
\$7,500 to \$9,999.....	23,400	19
\$10,000 to \$14,999.....	17,600	15
\$15,000 to \$19,999.....	5,500	5
\$20,000 or more.....	4,400	4
Median value.....	\$6,782	...
KANSAS CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	57,000	100
Under \$3,000.....	4,300	8
\$3,000 to \$4,999.....	9,200	16
\$5,000 to \$7,499.....	19,300	34
\$7,500 to \$9,999.....	11,400	20
\$10,000 to \$14,999.....	6,700	12
\$15,000 to \$19,999.....	2,800	5
\$20,000 or more.....	3,200	6
Median value.....	\$6,893	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

May 15, 1951

Washington 25, D. C.

HC-3, No. 25

### HOUSING CHARACTERISTICS OF THE LOS ANGELES, CALIF., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Los Angeles Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the

Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Los Angeles city, and for Los Angeles city alone.

Dwelling unit inventory.--The total number of dwelling units in the metropolitan area was approximately 1,532,300, an increase of 521,800, or 52 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Los Angeles Standard Metropolitan Area comprises Los Angeles and Orange Counties, Calif.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950

Subject	Los Angeles Standard Metropolitan Area		Los Angeles city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	1,532,300	100	709,100	100
Occupied dwelling units.....	1,455,500	95	676,000	95
Owner occupied.....	811,800	53	313,400	44
Renter occupied.....	643,700	42	362,600	51
Vacant dwelling units.....	76,900	5	33,100	5
Nonseasonal not dilapidated, for rent or sale.....	49,600	3	23,900	3
<b>POPULATION</b>				
Total population.....	4,367,900	...	1,970,300	...
Population in dwelling units.....	4,231,600	...	1,887,800	...

PRELIMINARY

For the same period, dwelling units in Los Angeles city alone increased at a slower rate; the number increased to 709,100 by 1950, a gain of 179,800 dwelling units, or 34 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to 3 percent of all dwelling units. Within the city, the rate was about the same. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 115 percent in contrast to the net increase of 16 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 811,800, or 56 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 377,800, or 40 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 89 percent in owner-occupied units in contrast to the net increase of 11 percent in renter-occupied units. About 813,400, or 46 percent, of the occupied dwelling units in the city were owner-occupied in 1950 as compared with 186,100, or 34 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 4.4 in 1950. Only 3 percent of the total were 1-room units, and about one-fifth (22 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.6 in 1950. More than one-half (55 percent) of the units contained 2 or 3 persons.

In the city alone, the median number of persons was about the same as in the total metropolitan area. However, the median number of

rooms, 4.2, was smaller than the median for the total metropolitan area.

Type of structure.--About two-thirds (66 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Twenty-two percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 12 percent were in multi-unit structures containing 5 or more units.

Within the city alone, units in 1-dwelling-unit detached structures amounted to 55 percent of the dwelling units. About one-fourth (26 percent) were in other types of 1-dwelling-unit structures or in small multi-unit structures.

Condition and plumbing facilities.--Approximately 9 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. The proportion of such units was about the same for the city as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$45. One-fourth of the units were renting for \$32 or less, and one-fourth were renting for \$63 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$10,100. One-fourth of the units were estimated to sell for \$7,800 or less, and one-fourth were estimated at \$13,900 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for the city were about the same as those for the metropolitan area as a whole.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 35,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 150 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
10,000....	8,900	6,100	500,000..	55,800	30,800
25,000....	14,100	9,600	600,000..	59,600	30,700
50,000....	19,800	13,300	700,000..	62,500	28,700
100,000....	27,700	18,300	900,000..	65,900	...
200,000....	38,300	24,400	1,100,000..	66,700	...
300,000....	45,500	28,400	1,300,000..	66,200	...
400,000....	51,200	30,300	1,500,000..	62,700	...

To illustrate, there were an estimated 643,700 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 60,900. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 582,800 and 704,600.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	500,000	900,000	1,500,000	250,000	400,000	700,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	3	2	2	3	2	2
10 or 90	4	3	2	4	3	2
25 or 75	6	4	3	5	4	3
50	6	5	4	6	5	4

To illustrate, of the estimated 631,100 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 5 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 2 percent and 8 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOS ANGELES STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	1,455,500	100	934,629	100	56
Owner occupied.....	811,800	56	377,751	40	115
Renter occupied.....	643,700	44	556,878	60	16
LOS ANGELES CITY					
Occupied dwelling units.....	676,000	100	493,087	100	37
Owner occupied.....	313,400	46	166,094	34	89
Renter occupied.....	362,600	54	326,993	66	11

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950 AND 1940

(Percent not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOS ANGELES STANDARD METROPOLITAN AREA					
All dwelling units.....	1,532,300	...	1,010,550	...	52
Number reporting.....	1,509,400	100	999,990	100	...
1 room.....	51,100	3	45,660	5	12
2 rooms.....	156,200	10	118,938	12	31
3 rooms.....	259,800	17	174,943	17	49
4 rooms.....	333,500	22	193,657	19	72
5 rooms.....	379,700	25	250,634	25	51
6 rooms.....	215,100	14	120,324	12	79
7 rooms or more.....	114,000	8	95,834	10	19
Median number of rooms.....	4.4	...	4.3	...	...
LOS ANGELES CITY					
All dwelling units.....	709,100	...	529,251	...	34
Number reporting.....	695,100	100	522,761	100	...
1 room.....	30,000	4	30,035	6	...
2 rooms.....	90,900	13	77,391	15	17
3 rooms.....	128,100	18	93,249	18	37
4 rooms.....	146,300	21	97,877	19	49
5 rooms.....	147,500	21	117,792	23	25
6 rooms.....	83,600	12	56,922	11	47
7 rooms or more.....	68,700	10	49,495	9	39
Median number of rooms.....	4.2	...	4.1	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOS ANGELES STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	1,455,500	100	934,629	100	56
1 person.....	215,700	15	124,702	13	73
2 persons.....	474,000	33	306,333	33	55
3 persons.....	321,100	22	215,355	23	49
4 persons.....	251,400	17	148,221	16	70
5 persons.....	111,800	8	73,152	8	53
6 persons.....	43,800	3	33,447	4	31
7 persons or more.....	37,600	3	33,419	4	13
Median number of persons.....	2.6	...	2.7	...	...
LOS ANGELES CITY					
Occupied dwelling units.....	676,000	100	493,087	100	37
1 person.....	119,600	18	76,601	16	56
2 persons.....	227,600	34	165,976	34	37
3 persons.....	140,500	21	109,077	22	29
4 persons.....	100,200	15	72,400	15	38
5 persons.....	48,100	7	35,618	7	35
6 persons.....	22,000	3	16,414	3	34
7 persons or more.....	18,000	3	17,001	3	6
Median number of persons.....	2.5	...	2.5	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
LOS ANGELES STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	1,455,500	...	934,629	...
Number reporting.....	1,438,600	100	926,161	100
1.00 or less.....	1,302,000	91	820,920	89
1.01 to 1.50.....	89,100	6	67,152	7
1.51 or more.....	47,400	3	38,089	4
LOS ANGELES CITY				
Occupied dwelling units.....	676,000	...	493,087	...
Number reporting.....	665,000	100	487,889	100
1.00 or less.....	598,600	90	433,798	89
1.01 to 1.50.....	42,200	6	35,052	7
1.51 or more.....	24,300	4	19,039	4

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
LOS ANGELES STANDARD METROPOLITAN AREA				
All dwelling units.....	1,532,300	100	1,010,550	100
1 to 4 dwelling unit.....	1,347,600	88	845,945	84
1 dwelling unit detached without business..	1,011,800	66	645,035	64
1 dwelling unit attached without business..	15,100	1	(1)	(1)
Other 1 to 4 dwelling unit.....	320,700	21	(1)	(1)
5 to 9 dwelling unit.....	74,200	5	50,409	5
10 dwelling unit or more.....	110,500	7	114,196	11
LOS ANGELES CITY				
All dwelling units.....	709,100	100	529,251	100
1 to 4 dwelling unit.....	572,000	81	405,910	77
1 dwelling unit detached without business..	388,600	55	279,492	53
1 dwelling unit attached without business..	7,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	176,000	25	(1)	(1)
5 to 9 dwelling unit.....	46,500	7	33,522	6
10 dwelling unit or more.....	90,600	13	89,819	17

<sup>1</sup> 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
LOS ANGELES STANDARD METROPOLITAN AREA		
All dwelling units.....	1,532,300	...
Number reporting condition and plumbing facilities.....	1,504,500	100
Not dilapidated, with private toilet and bath, and hot running water..	1,364,200	91
Not dilapidated, with private toilet and bath, and only cold running water.....	7,000	...
Not dilapidated, with running water, lacking private toilet or bath..	81,300	5
Dilapidated or no running water.....	51,900	3
Renter occupied.....	643,700	...
Number reporting condition and plumbing facilities.....	631,100	100
Not dilapidated, with private toilet and bath, and hot running water..	548,900	87
Not dilapidated, with private toilet and bath, and only cold running water.....	3,800	1
Not dilapidated, with running water, lacking private toilet or bath..	48,100	8
Dilapidated or no running water.....	30,300	5
LOS ANGELES CITY		
All dwelling units.....	709,100	...
Number reporting condition and plumbing facilities.....	694,000	100
Not dilapidated, with private toilet and bath, and hot running water..	625,100	90
Not dilapidated, with private toilet and bath, and only cold running water.....	2,000	...
Not dilapidated, with running water, lacking private toilet or bath..	40,200	6
Dilapidated or no running water.....	26,700	4
Renter occupied.....	362,600	...
Number reporting condition and plumbing facilities.....	354,900	100
Not dilapidated, with private toilet and bath, and hot running water..	306,200	86
Not dilapidated, with private toilet and bath, and only cold running water.....	1,300	...
Not dilapidated, with running water, lacking private toilet or bath..	29,000	8
Dilapidated or no running water.....	18,400	5

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
LOS ANGELES STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	637,100	100
Under \$10.....	2,500	...
\$10 to \$14.....	6,800	1
\$15 to \$19.....	17,500	3
\$20 to \$29.....	101,300	16
\$30 to \$39.....	136,100	21
\$40 to \$49.....	108,300	17
\$50 to \$59.....	81,600	13
\$60 to \$74.....	95,900	15
\$75 to \$99.....	66,200	10
\$100 or more.....	20,700	3
Median rent.....	\$45	...
LOS ANGELES CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	360,500	100
Under \$10.....	900	...
\$10 to \$14.....	4,300	1
\$15 to \$19.....	9,000	2
\$20 to \$29.....	61,100	17
\$30 to \$39.....	84,000	23
\$40 to \$49.....	61,800	17
\$50 to \$59.....	38,700	11
\$60 to \$74.....	50,000	14
\$75 to \$99.....	37,700	10
\$100 or more.....	13,000	4
Median rent.....	\$43	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE LOS ANGELES STANDARD METROPOLITAN AREA AND LOS ANGELES CITY: 1950

Value of one-dwelling structures	Number	Per- cent
LOS ANGELES STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	646,200	100
Under \$3,000.....	9,100	1
\$3,000 to \$4,999.....	26,600	4
\$5,000 to \$7,499.....	98,500	15
\$7,500 to \$9,999.....	181,100	28
\$10,000 to \$14,999.....	214,800	33
\$15,000 to \$19,999.....	69,200	11
\$20,000 or more.....	46,900	7
Median value.....	\$10,132	...
LOS ANGELES CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	241,500	100
Under \$3,000.....	3,300	1
\$3,000 to \$4,999.....	8,900	4
\$5,000 to \$7,499.....	40,700	17
\$7,500 to \$9,999.....	59,400	25
\$10,000 to \$14,999.....	69,000	29
\$15,000 to \$19,999.....	29,200	12
\$20,000 or more.....	31,100	13
Median value.....	\$10,562	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

June 17, 1951

Washington 25, D. C.

Series HC-3, No. 26

### HOUSING CHARACTERISTICS OF THE LOUISVILLE, KY., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Louisville Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Cen-

sus, Department of Commerce. Data are shown for the total standard metropolitan area which includes Louisville city, and for Louisville city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 173,400, an increase of 42,600, or 33 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Louisville Standard Metropolitan Area comprises Jefferson County, Ky., and Clark and Floyd Counties, Ind.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950

Subject	Louisville Standard Metropolitan Area		Louisville city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	173,400	100	115,400	100
Occupied dwelling units.....	168,500	97	112,600	98
Owner occupied.....	88,200	51	54,700	47
Renter occupied.....	80,300	46	57,900	50
Vacant dwelling units.....	4,900	3	2,800	2
Nonseasonal not dilapidated, for rent or sale.....	2,100	1	1,600	1
<b>POPULATION</b>				
Total population.....	576,700	...	368,900	...
Population in dwelling units.....	567,900	...	361,300	...

PRELIMINARY

For the same period, dwelling units in Louisville city alone increased at a slower rate; the number increased to 115,400 by 1950, a gain of 21,200 dwelling units, or 23 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 68 percent in contrast to the net increase of 11 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 88,200, or 52 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 52,500, or 42 percent, in 1940.

In the city also, there was a gain in owner occupancy since 1940. Owner-occupied units increased 70 percent in contrast to practically no change in the number occupied by renters. About 54,700, or 49 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 32,200, or 36 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 4.1 in 1950. About 4 percent of the total were 1-room units, and 19 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950, and about one-half of the units contained 2 or 3 persons.

For the city, the median number of rooms in 1950 was 3.9 and the median number of persons was 2.9, both smaller than the medians for the metropolitan area as a whole.

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Type of structure.--About 56 percent of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Thirty-four percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 10 percent were in multi-unit structures containing 5 or more units.

Within the city alone, one-half of the units were in 1-dwelling-unit detached structures. About 14 percent were in structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 2 out of 3 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$34. One-fourth of the units were renting for \$22 or less, and one-fourth were renting for \$47 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,300. One-fourth of the units were estimated to sell for \$4,700 or less, and one-fourth were estimated at \$10,900 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$6,800.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 22,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 115 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000.....	1,000	800	75,000....	7,500	5,500
2,500.....	1,600	1,300	100,000....	8,100	5,500
5,000.....	2,300	1,900	125,000....	8,300	...
10,000.....	3,200	2,600	150,000....	8,200	...
25,000.....	4,900	3,900	170,000....	7,900	...
50,000.....	6,500	5,000			

To illustrate, there were an estimated 80,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 7,600. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 72,700 and 87,900.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	70,000	100,000	170,000	40,000	75,000	115,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	3	2	2	3	2	2
10 or 90	4	3	2	4	3	2
25 or 75	5	4	3	6	4	3
50	6	5	4	7	5	4

To illustrate, of the estimated 78,100 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 12 percent and 20 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOUISVILLE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	168,500	100	124,814	100	35
Owner occupied.....	88,200	52	52,468	42	68
Renter occupied.....	80,300	48	72,346	58	11
LOUISVILLE CITY					
Occupied dwelling units.....	112,600	100	89,955	100	25
Owner occupied.....	54,700	49	32,226	36	70
Renter occupied.....	57,900	51	57,729	64	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOUISVILLE STANDARD METROPOLITAN AREA					
All dwelling units.....	173,400	...	130,827	...	33
Number reporting.....	171,300	100	129,627	100	...
1 room.....	6,900	4	5,934	5	16
2 rooms.....	19,500	11	14,878	11	31
3 rooms.....	30,200	18	23,432	18	29
4 rooms.....	47,200	28	30,811	24	53
5 rooms.....	35,500	21	27,978	22	27
6 rooms.....	18,200	11	14,082	11	29
7 rooms or more.....	13,800	8	12,512	10	10
Median number of rooms.....	4.1	...	4.2	...	...
LOUISVILLE CITY					
All dwelling units.....	115,400	...	94,189	...	23
Number reporting.....	114,000	100	93,259	100	...
1 room.....	6,100	5	5,097	5	20
2 rooms.....	15,800	14	12,031	13	31
3 rooms.....	22,200	19	18,474	20	20
4 rooms.....	30,100	26	22,404	24	34
5 rooms.....	21,100	19	18,730	20	13
6 rooms.....	10,500	9	8,983	10	17
7 rooms or more.....	8,200	7	7,540	8	9
Median number of rooms.....	3.9	...	4.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
LOUISVILLE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	168,500	100	124,814	100	35
1 person.....	14,200	8	9,931	8	43
2 persons.....	48,500	29	34,677	28	40
3 persons.....	39,100	23	28,690	23	36
4 persons.....	31,900	19	21,392	17	49
5 persons.....	17,500	10	13,438	11	30
6 persons.....	9,200	5	7,551	6	22
7 persons or more.....	8,100	5	9,135	7	-11
Median number of persons.....	3.1	...	3.1	...	...
LOUISVILLE CITY					
Occupied dwelling units.....	112,600	100	89,955	100	25
1 person.....	11,300	10	7,552	8	50
2 persons.....	34,100	30	25,740	29	32
3 persons.....	25,300	22	20,597	23	23
4 persons.....	19,800	18	15,118	17	31
5 persons.....	10,900	10	9,455	11	15
6 persons.....	5,800	5	5,217	6	11
7 persons or more.....	5,500	5	6,276	7	-12
Median number of persons.....	2.9	...	3.1	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
LOUISVILLE STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	168,500	...	124,814	...
Number reporting.....	166,900	100	123,798	100
1.00 or less.....	132,100	79	95,341	77
1.01 to 1.50.....	20,800	12	15,850	13
1.51 or more.....	13,900	8	12,607	10
LOUISVILLE CITY				
Occupied dwelling units.....	112,600	...	89,955	...
Number reporting.....	111,500	100	89,186	100
1.00 or less.....	86,500	78	67,739	76
1.01 to 1.50.....	14,200	13	11,794	13
1.51 or more.....	10,800	10	9,653	11

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
LOUISVILLE STANDARD METROPOLITAN AREA				
All dwelling units.....	173,400	100	130,827	100
1 to 4 dwelling unit.....	156,700	90	119,073	91
1 dwelling unit detached without business..	97,900	56	78,575	60
1 dwelling unit attached without business..	1,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	57,400	33	(1)	(1)
5 to 9 dwelling unit.....	10,000	6	6,783	5
10 dwelling unit or more.....	6,800	4	4,971	4
LOUISVILLE CITY				
All dwelling units.....	115,400	100	94,189	100
1 to 4 dwelling unit.....	99,000	86	82,993	88
1 dwelling unit detached without business..	58,100	50	48,158	51
1 dwelling unit attached without business..	300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	40,600	35	(1)	(1)
5 to 9 dwelling unit.....	9,600	8	6,542	7
10 dwelling unit or more.....	6,700	6	4,654	5

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950

Condition and plumbing facilities	Number	Percent
LOUISVILLE STANDARD METROPOLITAN AREA		
All dwelling units.....	173,400	...
Number reporting condition and plumbing facilities.....	168,800	100
Not dilapidated, with private toilet and bath, and hot running water..	112,900	67
Not dilapidated, with private toilet and bath, and only cold running water.....	2,400	1
Not dilapidated, with running water, lacking private toilet or bath..	32,600	19
Dilapidated or no running water.....	20,800	12
Renter occupied.....	80,300	...
Number reporting condition and plumbing facilities.....	78,100	100
Not dilapidated, with private toilet and bath, and hot running water..	42,800	55
Not dilapidated, with private toilet and bath, and only cold running water.....	1,100	1
Not dilapidated, with running water, lacking private toilet or bath..	21,500	28
Dilapidated or no running water.....	12,800	16
LOUISVILLE CITY		
All dwelling units.....	115,400	...
Number reporting condition and plumbing facilities.....	111,900	100
Not dilapidated, with private toilet and bath, and hot running water..	72,600	65
Not dilapidated, with private toilet and bath, and only cold running water.....	1,200	1
Not dilapidated, with running water, lacking private toilet or bath..	25,900	23
Dilapidated or no running water.....	12,200	11
Renter occupied.....	57,900	...
Number reporting condition and plumbing facilities.....	56,000	100
Not dilapidated, with private toilet and bath, and hot running water..	27,600	49
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath..	18,700	33
Dilapidated or no running water.....	9,200	16

**Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950**

Contract monthly rent	Number	Per- cent
LOUISVILLE STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	76,100	100
Under \$10.....	3,000	4
\$10 to \$14.....	6,100	8
\$15 to \$19.....	6,700	9
\$20 to \$29.....	13,800	18
\$30 to \$39.....	20,000	26
\$40 to \$49.....	10,200	13
\$50 to \$59.....	6,400	8
\$60 to \$74.....	6,000	8
\$75 to \$99.....	2,900	4
\$100 or more.....	1,000	1
Median rent.....	\$34	...
LOUISVILLE CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	55,500	100
Under \$10.....	2,600	5
\$10 to \$14.....	5,100	9
\$15 to \$19.....	5,700	10
\$20 to \$29.....	11,100	20
\$30 to \$39.....	9,100	16
\$40 to \$49.....	8,500	15
\$50 to \$59.....	5,100	9
\$60 to \$74.....	5,000	9
\$75 to \$99.....	2,400	4
\$100 or more.....	800	1
Median rent.....	\$33	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

**Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE LOUISVILLE STANDARD METROPOLITAN AREA AND LOUISVILLE CITY: 1950**

Value of one-dwelling structures	Number	Per- cent
LOUISVILLE STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	70,600	100
Under \$3,000.....	6,300	9
\$3,000 to \$4,999.....	13,000	18
\$5,000 to \$7,499.....	17,000	24
\$7,500 to \$9,999.....	13,900	20
\$10,000 to \$14,999.....	14,300	20
\$15,000 to \$19,999.....	4,200	6
\$20,000 or more.....	1,900	3
Median value.....	\$7,303	...
LOUISVILLE CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	43,100	100
Under \$3,000.....	3,400	8
\$3,000 to \$4,999.....	9,300	22
\$5,000 to \$7,499.....	12,200	28
\$7,500 to \$9,999.....	8,800	20
\$10,000 to \$14,999.....	7,000	16
\$15,000 to \$19,999.....	1,500	3
\$20,000 or more.....	900	2
Median value.....	\$6,764	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

August 19, 1951

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### HOUSING CHARACTERISTICS OF THE MEMPHIS, TENN., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Memphis Standard Metropolitan Area,<sup>1</sup> dwelling units average more rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Memphis city, and for Memphis city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metro-

<sup>1</sup> The Memphis Standard Metropolitan Area comprises Shelby County, Tenn.

politan area was approximately 139,500, an increase of 40,100, or 40 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Dwelling units in Memphis city alone increased at about the same rate; the number increased to 117,600 by 1950, a gain of 34,400 dwelling units since 1940.

During the same period, there was a gain of 70 percent in the number of dwelling units occupied by white households in the metropolitan area in contrast to practically no change in the number occupied by nonwhite households. Units occupied by nonwhites represented a much smaller proportion of the total occupied dwelling units in 1950 than in 1940, 32 percent in 1950 compared with 44 percent in 1940.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950

Subject	Memphis Standard Metropolitan Area		Memphis city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	139,500	100	117,600	100
Occupied dwelling units.....	135,200	97	114,300	97
Owner occupied.....	60,400	43	51,200	44
Renter occupied.....	74,800	54	63,100	54
Vacant dwelling units.....	4,300	3	3,300	3
Nonseasonal not dilapidated, for rent or sale.....	2,300	2	2,100	2
POPULATION				
Total population.....	482,400	...	396,000	...
Population in dwelling units.....	461,400	100	382,100	100
White.....	303,200	66	244,500	64
Nonwhite.....	158,300	34	137,700	36

P R E L I M I N A R Y

Nine-tenths of the nonwhite households in the metropolitan area were located in the city of Memphis in 1950.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade was the substantial increase in home ownership. Much of the gain resulted from new construction and some from the sale of existing rental homes for owner occupancy.

In the metropolitan area, home ownership doubled since 1940; in contrast, there was a net increase of only 13 percent in the number occupied by renters. About 60,400, or 45 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 30,700, or 32 percent, in 1940.

In the city, as in the metropolitan area, home ownership doubled since 1940 and renters increased about 12 percent. About 51,200, or 45 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 24,800, or 31 percent, in 1940.

The ratio of home owners in 1950 continued to be higher among white than among nonwhite households; about one-half the units with white occupants in the total metropolitan area were owner-occupied in 1950 compared with one-third for nonwhite.

Rooms and persons.--On the average, dwelling units contained more rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 3.8 in 1950 compared with 3.4 in 1940. About 6 percent of the total in 1950 were 1-room units, and 16 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950, and one-half the units contained 2 or 3 persons.

Although nonwhite households were about the same size as all households in the metropolitan area, they lived in smaller dwelling units. The median number of rooms was only 3.1 compared with the 3.8 median for all households.

For the city, the distribution of dwelling units by rooms and the distribution by persons were similar to those for the metropolitan area as a whole.

Dwelling units having more than 1.5 persons per room amounted to 13 percent of the total occupied dwelling units; for dwelling units oc-

cupied by nonwhite persons, the proportion was somewhat higher, 23 percent.

Type of structure.--One-half the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-third of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 16 percent were in multi-unit structures containing 5 or more units.

Within the city, the distribution of dwelling units by type of structure was about the same as in the total metropolitan area.

Condition and plumbing facilities.--Less than three-fifths (56 percent) of all the dwellings units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. Among dwelling units occupied by nonwhites, however, the proportion of such units was considerably lower, 18 percent. For the city, the proportion was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$34. One-fourth of the units were renting for \$17 or less, and one-fourth were renting for \$51 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,100. One-fourth of the units were estimated to sell for \$4,300 or less, and one-fourth were estimated at \$10,500 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for units occupied by nonwhite households were substantially lower than those for all units. The median rent of units occupied by nonwhite renters was \$14, and only one-fourth were renting for \$25 or more; the median value of nonwhite owner units was \$3,400, and only one-fourth were estimated at \$4,800 or more.

For the city, rents and values were similar to those for the metropolitan area as a whole.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only. are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median

rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 5,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 110 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes (except for nonwhite occupied dwelling units). The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
5,000.....	1,500	1,600	70,000...	6,300	5,400
10,000.....	2,400	2,300	90,000...	6,200	5,800
20,000.....	3,700	3,000	110,000...	5,600	6,100
30,000.....	4,600	3,800	130,000...	3,900	...
50,000.....	5,700	4,700			

To illustrate, there were an estimated 74,800 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 6,300. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 68,500 and 81,100.

The figures above reflect the sampling variability for all dwelling units and for those occupied by white households. For dwelling units occupied by nonwhite households, the variability is about 1½ times the variability for all dwelling units.

The 1950 data in the tables in the report all include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:									
	Metropolitan area					Central city				
	12,000	25,000	45,000	70,000	135,000	10,000	25,000	40,000	60,000	115,000
Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:										
2 or 98	2	1	1	1	1	3	2	2	1	1
5 or 95	3	2	2	2	1	5	3	3	2	1
10 or 90	4	4	3	3	2	7	4	3	3	2
25 or 75	7	6	5	4	4	10	6	5	4	3
50	9	7	6	5	4	11	7	6	5	3

To illustrate, of the estimated 73,700 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 28 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 24 percent and 32 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	8
4.--Number of persons in dwelling units: 1950 and 1940.....	9
5.--Persons per room in dwelling units: 1950 and 1940.....	10
6.--Type of structure of dwelling units: 1950 and 1940.....	10
7.--Condition and plumbing facilities of dwelling units: 1950.....	11
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	12
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	12

Table 2.--TENURE OF DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

Color and tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MEMPHIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	135,200	100	96,769	100	40
White.....	91,800	68	53,981	56	70
Nonwhite.....	43,400	32	42,788	44	1
Owner occupied.....	60,400	45	30,683	32	97
White.....	45,300	34	22,115	23	105
Nonwhite.....	15,100	11	8,568	9	76
Renter occupied.....	74,800	55	66,086	68	13
White.....	46,500	34	31,866	33	46
Nonwhite.....	28,300	21	34,220	35	-17
MEMPHIS CITY					
Occupied dwelling units.....	114,300	100	81,081	100	41
White.....	76,000	66	46,211	57	64
Nonwhite.....	38,300	34	34,870	43	10
Owner occupied.....	51,200	45	24,793	31	107
White.....	38,200	33	17,817	22	114
Nonwhite.....	13,000	11	6,976	9	86
Renter occupied.....	63,100	55	56,288	69	12
White.....	37,800	33	28,394	35	33
Nonwhite.....	25,300	22	27,894	34	-9

Table 2.--TENURE OF DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

Color and tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MEMPHIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	135,200	100	96,769	100	40
White.....	91,800	68	53,981	56	70
Nonwhite.....	43,400	32	42,788	44	1
Owner occupied.....	60,400	45	30,683	32	97
White.....	45,300	34	22,115	23	105
Nonwhite.....	15,100	11	8,568	9	76
Renter occupied.....	74,800	55	66,086	68	13
White.....	46,500	34	31,866	33	46
Nonwhite.....	28,300	21	34,220	35	-17
MEMPHIS CITY					
Occupied dwelling units.....	114,300	100	81,081	100	41
White.....	76,000	66	46,211	57	64
Nonwhite.....	38,300	34	34,870	43	10
Owner occupied.....	51,200	45	24,793	31	107
White.....	38,200	33	17,817	22	114
Nonwhite.....	13,000	11	6,976	9	86
Renter occupied.....	63,100	55	56,288	69	12
White.....	37,800	33	28,394	35	33
Nonwhite.....	25,300	22	27,894	34	-9

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MEMPHIS STANDARD METROPOLITAN AREA					
All dwelling units.....	139,500	...	99,413	...	40
Number reporting.....	138,000	100	97,898	100	...
1 room.....	8,600	6	8,236	8	4
2 rooms.....	18,600	13	17,549	18	6
3 rooms.....	32,600	24	24,760	25	32
4 rooms.....	28,700	21	15,867	16	81
5 rooms.....	27,200	20	14,878	15	83
6 rooms.....	13,900	10	9,062	9	53
7 rooms or more.....	8,300	6	7,546	8	10
Median number of rooms.....	3.8	...	3.4	...	...
Nonwhite occupied.....	43,400	...	42,788	...	1
Number reporting.....	43,100	100	42,058	100	...
1 room.....	3,100	7	5,025	12	-38
2 rooms.....	9,200	21	10,975	26	-16
3 rooms.....	15,700	36	15,490	37	1
4 rooms.....	8,100	19	6,245	15	30
5 rooms.....	4,200	10	2,684	6	56
6 rooms.....	2,000	5	1,061	3	...
7 rooms or more.....	800	2	578	1	...
Median number of rooms.....	3.1	...	2.8	...	...
MEMPHIS CITY					
All dwelling units.....	117,600	...	83,246	...	41
Number reporting.....	116,300	100	81,968	100	...
1 room.....	8,100	7	7,500	9	8
2 rooms.....	16,100	14	14,132	17	14
3 rooms.....	27,400	24	20,832	25	31
4 rooms.....	22,200	19	12,429	15	79
5 rooms.....	22,900	20	12,587	15	82
6 rooms.....	12,300	11	7,786	9	58
7 rooms or more.....	7,300	6	6,652	8	10
Median number of rooms.....	3.8	...	3.4	...	...
Nonwhite occupied.....	38,300	...	34,870	...	10
Number reporting.....	38,100	100	34,261	100	...
1 room.....	2,900	8	4,498	13	-36
2 rooms.....	7,900	21	8,478	25	-7
3 rooms.....	14,100	37	13,004	38	8
4 rooms.....	6,800	18	4,570	13	49
5 rooms.....	3,800	10	2,263	7	68
6 rooms.....	1,900	5	913	3	...
7 rooms or more.....	700	2	535	2	...
Median number of rooms.....	3.1	...	2.8	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
<b>MEMPHIS STANDARD METROPOLITAN AREA</b>					
Occupied dwelling units.....	135,200	100	96,769	100	40
1 person.....	10,500	8	8,152	8	29
2 persons.....	38,400	28	26,701	28	44
3 persons.....	32,000	24	21,662	22	48
4 persons.....	26,900	20	16,452	17	64
5 persons.....	12,800	9	9,879	10	30
6 persons.....	6,500	5	5,931	6	10
7 persons or more.....	8,100	6	7,992	8	1
Median number of persons.....	3.1	...	3.1	...	...
Nonwhite occupied.....	43,400	100	42,788	100	1
1 person.....	4,300	10	5,141	12	-16
2 persons.....	11,700	27	12,677	30	-8
3 persons.....	9,000	21	8,541	20	5
4 persons.....	6,200	14	5,951	14	4
5 persons.....	4,100	9	3,733	9	10
6 persons.....	2,800	6	2,552	6	10
7 persons or more.....	5,200	12	4,193	10	24
Median number of persons.....	3.1	...	2.9	...	...
<b>MEMPHIS CITY</b>					
Occupied dwelling units.....	114,300	100	81,081	100	41
1 person.....	9,600	8	7,142	9	34
2 persons.....	33,000	29	23,071	28	43
3 persons.....	27,000	24	18,485	23	46
4 persons.....	22,200	19	13,826	17	61
5 persons.....	10,500	9	8,053	10	30
6 persons.....	5,400	5	4,638	6	16
7 persons or more.....	6,600	6	5,866	7	13
Median number of persons.....	3.0	...	3.1	...	...
Nonwhite occupied.....	38,300	100	34,870	100	10
1 person.....	3,900	10	4,460	13	-13
2 persons.....	10,300	27	10,729	31	-4
3 persons.....	8,200	21	7,099	20	16
4 persons.....	5,700	15	4,863	14	17
5 persons.....	3,600	9	2,934	8	23
6 persons.....	2,400	6	1,904	5	...
7 persons or more.....	4,300	11	2,881	8	49
Median number of persons.....	3.1	...	2.8	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
<b>MEMPHIS STANDARD METROPOLITAN AREA</b>				
Occupied dwelling units.....	135,200	...	96,769	...
Number reporting.....	134,100	100	95,314	100
1.00 or less.....	100,400	75	65,177	68
1.01 to 1.50.....	16,500	12	13,805	14
1.51 or more.....	17,200	13	16,332	17
Nonwhite occupied.....	43,400	...	42,788	...
Number reporting.....	43,100	100	42,058	100
1.00 or less.....	25,600	59	23,880	57
1.01 to 1.50.....	7,500	17	6,982	17
1.51 or more.....	10,100	23	11,196	27
<b>MEMPHIS CITY</b>				
Occupied dwelling units.....	114,300	...	81,081	...
Number reporting.....	113,300	100	79,859	100
1.00 or less.....	84,900	75	56,073	70
1.01 to 1.50.....	13,800	12	11,163	14
1.51 or more.....	14,600	13	12,623	16
Nonwhite occupied.....	38,300	...	34,870	...
Number reporting.....	38,100	100	34,261	100
1.00 or less.....	22,800	60	20,144	59
1.01 to 1.50.....	6,800	18	5,573	16
1.51 or more.....	8,500	22	8,544	25

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
<b>MEMPHIS STANDARD METROPOLITAN AREA</b>				
All dwelling units.....	139,500	100	99,413	100
1 to 4 dwelling unit.....	117,000	84	87,623	88
1 dwelling unit detached without business..	69,900	50	56,248	57
1 dwelling unit attached without business..	600	...	(1)	(1)
Other 1 to 4 dwelling unit.....	46,500	33	(1)	(1)
5 to 9 dwelling unit.....	11,500	8	5,825	6
10 dwelling unit or more.....	11,000	8	5,965	6
<b>MEMPHIS CITY</b>				
All dwelling units.....	117,600	100	83,246	100
1 to 4 dwelling unit.....	96,300	82	71,487	86
1 dwelling unit detached without business..	55,700	47	41,748	50
1 dwelling unit attached without business..	500	...	(1)	(1)
Other 1 to 4 dwelling unit.....	40,100	34	(1)	(1)
5 to 9 dwelling unit.....	11,100	9	5,818	7
10 dwelling unit or more.....	10,200	9	5,941	7

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950

Condition and plumbing facilities	Number	Percent
MEMPHIS STANDARD METROPOLITAN AREA		
All dwelling units.....	139,500	...
Number reporting condition and plumbing facilities.....	137,600	100
Not dilapidated, with private toilet and bath, and hot running water...	77,500	56
Not dilapidated, with private toilet and bath, and only cold running water.....	4,400	3
Not dilapidated, with running water, lacking private toilet or bath....	26,300	19
Dilapidated or no running water.....	29,300	21
Renter occupied.....	74,800	...
Number reporting condition and plumbing facilities.....	73,700	100
Not dilapidated, with private toilet and bath, and hot running water...	33,700	46
Not dilapidated, with private toilet and bath, and only cold running water.....	2,300	3
Not dilapidated, with running water, lacking private toilet or bath....	16,900	23
Dilapidated or no running water.....	20,800	28
Nonwhite occupied.....	43,400	...
Number reporting condition and plumbing facilities.....	42,700	100
Not dilapidated, with private toilet and bath, and hot running water...	7,600	18
Not dilapidated, with private toilet and bath, and only cold running water.....	3,100	7
Not dilapidated, with running water, lacking private toilet or bath....	11,500	27
Dilapidated or no running water.....	20,400	48
MEMPHIS CITY		
All dwelling units.....	117,600	...
Number reporting condition and plumbing facilities.....	116,100	100
Not dilapidated, with private toilet and bath, and hot running water...	65,600	57
Not dilapidated, with private toilet and bath, and only cold running water.....	4,200	4
Not dilapidated, with running water, lacking private toilet or bath....	24,100	21
Dilapidated or no running water.....	22,200	19
Renter occupied.....	63,100	...
Number reporting condition and plumbing facilities.....	62,200	100
Not dilapidated, with private toilet and bath, and hot running water...	27,400	44
Not dilapidated, with private toilet and bath, and only cold running water.....	2,300	4
Not dilapidated, with running water, lacking private toilet or bath....	15,700	25
Dilapidated or no running water.....	16,800	27
Nonwhite occupied.....	38,300	...
Number reporting condition and plumbing facilities.....	37,700	100
Not dilapidated, with private toilet and bath, and hot running water...	7,500	20
Not dilapidated, with private toilet and bath, and only cold running water.....	3,100	8
Not dilapidated, with running water, lacking private toilet or bath....	11,300	30
Dilapidated or no running water.....	15,800	42

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950

Contract monthly rent	Memphis Standard Metropolitan Area		Memphis city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	135,200	...	117,600	...
Renter-occupied dwelling units; and vacant <sup>1</sup> units for rent.....	74,100	...	64,500	...
Number reporting <sup>2</sup> .....	70,200	100	61,400	100
Under \$10.....	4,800	7	4,500	7
\$10 to \$14.....	9,800	14	9,300	15
\$15 to \$19.....	5,800	8	5,400	9
\$20 to \$29.....	9,900	14	9,200	15
\$30 to \$39.....	10,800	15	10,100	16
\$40 to \$49.....	10,600	15	7,700	13
\$50 to \$59.....	7,500	11	6,600	11
\$60 to \$74.....	6,000	9	4,400	7
\$75 to \$99.....	3,700	5	2,900	5
\$100 or more.....	1,300	2	1,300	2
Median rent.....	\$34	...	\$32	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	41,700	...	38,300	...
Nonwhite renter-occupied.....	26,900	...	25,300	...
Number reporting <sup>2</sup> .....	25,300	100	24,100	100
Under \$10.....	4,500	18	4,200	17
\$10 to \$14.....	8,700	34	8,200	34
\$15 to \$19.....	4,200	17	3,900	16
\$20 to \$29.....	4,700	19	4,500	19
\$30 to \$39.....	2,700	11	2,600	11
\$40 or more.....	600	2	600	2
Median rent.....	\$14	...	\$14	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

<sup>2</sup> Excludes units occupied rent free.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MEMPHIS STANDARD METROPOLITAN AREA AND MEMPHIS CITY: 1950

Value	Memphis Standard Metropolitan Area		Memphis city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	135,200	...	117,600	...
Owner-occupied units in 1-dwelling-unit structures; and vacant <sup>1</sup> units for sale only.....	47,100	...	40,700	...
Number reporting.....	45,900	100	39,900	100
Under \$2,000.....	2,800	6	2,000	5
\$2,000 to \$2,999.....	3,500	8	2,700	7
\$3,000 to \$4,999.....	7,600	17	6,800	17
\$5,000 to \$7,499.....	10,400	23	9,000	23
\$7,500 to \$9,999.....	9,100	20	8,100	20
\$10,000 to \$14,999.....	8,700	19	8,100	20
\$15,000 or more.....	3,800	8	3,300	8
Median value.....	\$7,125	...	\$7,297	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	41,700	...	38,300	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.....	12,500	...	10,900	...
Number reporting.....	12,400	100	10,800	100
Under \$2,000.....	2,300	19	1,700	16
\$2,000 to \$2,999.....	2,900	23	2,200	20
\$3,000 to \$4,999.....	4,400	35	4,100	38
\$5,000 to \$7,499.....	2,100	17	2,100	19
\$7,500 to \$9,999.....	500	4	500	5
\$10,000 or more.....	200	2	200	2
Median value.....	\$3,404	...	\$3,682	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

July 8, 1951

Washington 25, D. C.

Series HC-3, No. 28

### HOUSING CHARACTERISTICS OF THE MIAMI, FLA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Miami Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The number of dwelling units has more than doubled in the past 10 years. The total in 1950 was approximately 190,300, an increase of 99,800, or 110 percent, since 1940. Much of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 161 percent in contrast to the net increase of 70 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 82,100, or 52 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 31,400, or 41 percent, in 1940.

A substantial proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to 18,800 units, or 10 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. In addition, there were 13,400 vacant units which were not available; included in this group were all vacancies for seasonal use and those nonseasonal vacancies which were not for rent or sale or were dilapidated.

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.1 in 1950. About 5 percent of the total were 1-room units, and about

one-fifth (19 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.6 in 1950, compared with 2.9 in 1940. Three-fifths of the units in 1950 contained 2 or 3 persons.

Three-fifths of the units were in 1-dwelling-unit detached structures without business. One-fifth of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining one-fifth were in multi-unit structures containing 5 or more units.

Approximately 85 percent of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$65. About one-fifth of the units were renting for less than \$40, and one-fifth were renting for \$100 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,000. One-fourth were estimated to sell for \$6,400 or less, and one-fourth were estimated at \$13,500 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
<b>OCCUPANCY</b>		
All dwelling units.....	190,300	100
Occupied dwelling units.....	158,100	83
Owner occupied.....	82,100	43
Renter occupied.....	75,900	40
Vacant dwelling units.....	32,200	17
Nonseasonal not dilapidated, for rent or sale.....	18,800	10
<b>POPULATION</b>		
Total population.....	495,100	...
Population in dwelling units.....	472,600	...

<sup>1</sup> The Miami Standard Metropolitan Area comprises Dade County, Fla.

P R E L I M I N A R Y

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid, for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 24,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	2,600	50,000.....	10,000
5,000.....	3,700	70,000.....	10,800
10,000.....	5,200	100,000.....	10,800
15,000.....	6,200	125,000.....	9,700
20,000.....	7,100	150,000.....	7,100
30,000.....	8,400		

To illustrate, there were an estimated 75,000 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 11,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 64,000 and 86,000.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	75,000	150,000	190,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	3	2	2
5 or 95	4	3	3
10 or 90	6	4	4
25 or 75	9	6	5
50	10	7	6

To illustrate, of the estimated 74,400 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 8 percent were dilapidated or had no running water. The sampling variability is about 5 percent. The

chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 3 percent and 13 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	6
3.--Number of rooms in dwelling units: 1950 and 1940.....	6
4.--Number of persons in dwelling units: 1950 and 1940.....	6
5.--Persons per room in dwelling units: 1950 and 1940.....	7
6.--Type of structure of dwelling units: 1950 and 1940.....	7
7.--Condition and plumbing facilities of dwelling units: 1950.....	7
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	8
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	8

Table 2.--TENURE OF DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	158,100	100	75,934	100	108
Owner occupied.....	82,100	52	31,414	41	161
Renter occupied.....	75,900	48	44,520	59	70

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	190,300	...	90,472	...	110
Number reporting.....	185,900	100	88,435	100	...
1 room.....	9,400	5	4,778	5	97
2 rooms.....	24,000	13	11,024	12	118
3 rooms.....	35,200	19	20,129	23	75
4 rooms.....	39,100	21	15,342	17	155
5 rooms.....	43,600	23	18,491	21	136
6 rooms.....	21,600	12	10,552	12	105
7 rooms or more.....	13,100	7	8,119	9	61
Median number of rooms.....	4.1	...	4.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	158,100	100	75,934	100	108
1 person.....	17,200	11	6,793	9	153
2 persons.....	57,600	36	23,900	31	141
3 persons.....	36,000	23	16,813	22	114
4 persons.....	25,400	16	12,303	16	106
5 persons.....	12,000	8	7,330	10	64
6 persons.....	5,500	3	4,017	5	37
7 persons or more.....	4,200	3	4,778	6	-12
Median number of persons.....	2.6	...	2.9	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	158,100	...	75,934	...
Number reporting.....	155,100	100	74,531	100
1.00 or less.....	134,200	87	59,321	80
1.01 to 1.50.....	12,400	8	8,391	11
1.51 or more.....	8,500	5	6,819	9

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950 AND 1940  
(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	190,300	100	90,472	100
1 to 4 dwelling unit.....	152,300	80	72,102	80
1 dwelling unit detached without business..	114,000	60	55,401	61
1 dwelling unit attached without business..	500	...	(1)	(1)
Other 1 to 4 dwelling unit.....	37,800	20	(1)	(1)
5 to 9 dwelling unit.....	12,700	7	5,630	6
10 dwelling unit or more.....	25,300	13	12,740	14

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	190,300	...
Number reporting condition and plumbing facilities.....	185,900	100
Not dilapidated, with private toilet and bath, and hot running water.....	157,800	85
Not dilapidated, with private toilet and bath, and only cold running water.....	8,600	5
Not dilapidated, with running water, lacking private toilet or bath.....	10,500	6
Dilapidated or no running water.....	9,000	5
Renter occupied.....	75,900	...
Number reporting condition and plumbing facilities.....	74,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	59,500	80
Not dilapidated, with private toilet and bath, and only cold running water.....	4,500	6
Not dilapidated, with running water, lacking private toilet or bath.....	4,700	6
Dilapidated or no running water.....	5,600	8

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	81,700	100
Under \$10.....	2,500	3
\$10 to \$14.....	400	...
\$15 to \$19.....	600	1
\$20 to \$29.....	4,100	5
\$30 to \$39.....	7,200	9
\$40 to \$49.....	9,000	11
\$50 to \$59.....	11,900	15
\$60 to \$74.....	15,200	19
\$75 to \$99.....	15,300	19
\$100 or more.....	15,700	19
Median rent.....	\$65	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MIAMI STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	70,800	100
Under \$3,000.....	2,900	4
\$3,000 to \$4,999.....	3,800	5
\$5,000 to \$7,499.....	19,600	28
\$7,500 to \$9,999.....	14,700	21
\$10,000 to \$14,999.....	17,200	24
\$15,000 to \$19,999.....	5,700	8
\$20,000 or more.....	6,900	10
Median value.....	\$8,998	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

(For p.m. papers)

June 7, 1951

Washington 25, D. C.

Series HC-3, No. 29

### HOUSING CHARACTERISTICS OF THE MILWAUKEE, WIS., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Milwaukee Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

<sup>1</sup> The Milwaukee Standard Metropolitan Area comprises Milwaukee County, Wis.

Data are shown for the total standard metropolitan area, which includes Milwaukee city, and for Milwaukee city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 257,000, an increase of 40,500, or 19 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950

Subject	Milwaukee Standard Metropolitan Area		Milwaukee city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	257,000	100	189,300	100
Occupied dwelling units.....	253,000	98	186,700	99
Owner occupied.....	124,700	49	75,600	40
Renter occupied.....	128,400	50	111,100	59
Vacant dwelling units.....	3,900	2	2,600	1
Nonseasonal not dilapidated, for rent or sale.....	1,406	1	1,113	1
<b>POPULATION</b>				
Total population.....	867,400	...	635,000	...
Population in dwelling units.....	838,400	...	610,300	...

For the same period, dwelling units in Milwaukee city alone increased at a slower rate; the number increased to 189,300 by 1950, a gain of 19,400 dwelling units, or 11 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 60 percent in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 124,700, or 49 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 78,100, or 37 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 43 percent in contrast to practically no change in the number occupied by renters. About 75,600, or 40 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 52,900, or 32 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.9 in 1950. About 3 percent of the total were 1-room units, and 30 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.3 in 1940. More than one-half (54 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms and the distribution by persons in 1950 were similar to those for the metropolitan area as a whole.

Type of structure.--Thirty-eight percent of the units in the metropolitan area were in

1-dwelling-unit detached structures without business. About one-half (49 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. Thirteen percent were in multi-unit structures containing 5 or more units.

Within the city alone, 1-dwelling-unit detached structures were less predominant than in the total metropolitan area; such units amounted to 27 percent of the dwelling units in the city. Seventeen percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 8 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$44. One-fourth of the units were renting for \$33 or less and one-fourth were renting for \$57 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$11,900. One-fourth of the units were estimated to sell for \$8,900 or less, and one-fourth were estimated at \$14,800 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$10,500 and one-fourth of the units were estimated at \$8,000 or less.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable, vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 24,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 120 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500....	1,400	1,200	125,000....	8,900	7,200
5,000....	1,900	1,800	150,000....	9,500	7,500
10,000....	2,900	2,500	175,000....	9,900	7,600
25,000....	4,500	3,800	200,000....	10,200	...
50,000....	6,200	5,200	225,000....	10,400	...
75,000....	7,300	6,100	250,000....	10,400	...
100,000....	8,200	6,800			

To illustrate, there were an estimated 128,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 9,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 119,400 and 137,400.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	75,000	150,000	250,000	30,000	75,000	185,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	2	2	1	3	2	1
10 or 90	3	2	2	4	3	2
25 or 75	5	3	2	6	4	2
50	5	4	3	7	5	3

To illustrate, of the estimated 125,800 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 8 percent were dilapidated or had no running water. The sampling variability is about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 6 percent and 10 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MILWAUKEE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	253,000	100	209,682	100	21
Owner occupied.....	124,700	49	78,057	37	60
Renter occupied.....	128,400	51	131,625	63	-2
MILWAUKEE CITY					
Occupied dwelling units.....	186,700	100	164,335	100	14
Owner occupied.....	75,600	40	52,917	32	43
Renter occupied.....	111,100	60	111,418	68	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MILWAUKEE STANDARD METROPOLITAN AREA					
All dwelling units.....	257,000	...	216,530	...	19
Number reporting.....	254,200	100	215,042	100	...
1 room.....	7,800	3	9,189	4	-15
2 rooms.....	11,300	4	9,632	4	17
3 rooms.....	22,800	9	14,107	7	62
4 rooms.....	52,900	21	35,368	16	50
5 rooms.....	81,700	32	73,889	34	11
6 rooms.....	49,000	19	42,780	20	15
7 rooms or more.....	28,800	11	30,077	14	-4
Median number of rooms.....	4.9	...	5.0	...	...
MILWAUKEE CITY					
All dwelling units.....	189,300	...	169,865	...	11
Number reporting.....	187,100	100	168,579	100	...
1 room.....	7,400	4	8,808	5	-16
2 rooms.....	10,000	5	8,652	5	16
3 rooms.....	18,500	10	11,459	7	61
4 rooms.....	36,500	20	27,329	16	34
5 rooms.....	62,100	33	58,971	35	5
6 rooms.....	33,800	18	32,550	19	4
7 rooms or more.....	18,900	10	20,810	12	-9
Median number of rooms.....	4.8	...	5.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
MILWAUKEE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	253,000	100	209,682	100	21
1 person.....	19,400	8	13,805	7	41
2 persons.....	72,600	29	52,012	25	40
3 persons.....	63,300	25	51,462	25	23
4 persons.....	51,700	20	41,974	20	23
5 persons.....	26,500	10	24,908	12	6
6 persons.....	11,000	4	12,884	6	-15
7 persons or more.....	8,600	3	12,637	6	-32
Median number of persons.....	3.0	...	3.3	...	...
MILWAUKEE CITY					
Occupied dwelling units.....	186,700	100	164,335	100	14
1 person.....	16,900	9	12,544	8	35
2 persons.....	55,000	29	42,143	26	31
3 persons.....	47,000	25	39,986	24	18
4 persons.....	35,800	19	31,531	19	14
5 persons.....	18,000	10	18,710	11	-4
6 persons.....	7,600	4	9,702	6	-22
7 persons or more.....	6,300	3	9,719	6	-35
Median number of persons.....	3.0	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
MILWAUKEE STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	253,000	...	209,682	...
Number reporting.....	250,600	100	208,478	100
1.00 or less.....	226,500	90	184,117	88
1.01 to 1.50.....	16,900	7	17,436	8
1.51 or more.....	7,100	3	6,925	3
MILWAUKEE CITY				
Occupied dwelling units.....	186,700	...	164,335	...
Number reporting.....	184,800	100	163,305	100
1.00 or less.....	166,300	90	143,826	88
1.01 to 1.50.....	12,300	7	13,684	8
1.51 or more.....	6,100	3	5,795	4

53287

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
MILWAUKEE STANDARD METROPOLITAN AREA				
All dwelling units.....	257,000	100	216,530	100
1 to 4 dwelling unit.....	223,100	87	185,286	86
1 dwelling unit detached without business..	97,200	38	79,778	37
1 dwelling unit attached without business..	300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	125,600	49	(1)	(1)
5 dwelling unit or more.....	33,800	13	31,244	14
MILWAUKEE CITY				
All dwelling units.....	189,300	100	169,865	100
1 to 4 dwelling unit.....	157,600	83	140,473	83
1 dwelling unit detached without business..	51,700	27	49,109	29
1 dwelling unit attached without business..	300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	105,600	56	(1)	(1)
5 dwelling unit or more.....	31,700	17	29,392	17

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950

Condition and plumbing facilities	Number	Percent
MILWAUKEE STANDARD METROPOLITAN AREA		
All dwelling units.....	257,000	...
Number reporting condition and plumbing facilities.....	252,300	100
Not dilapidated, with private toilet and bath, and hot running water..	207,600	82
Not dilapidated, with private toilet and bath, and only cold running water.....	7,200	3
Not dilapidated, with running water, lacking private toilet or bath..	24,800	10
Dilapidated or no running water.....	12,700	5
Renter occupied.....	128,400	...
Number reporting condition and plumbing facilities.....	125,800	100
Not dilapidated, with private toilet and bath, and hot running water..	92,200	73
Not dilapidated, with private toilet and bath, and only cold running water.....	4,400	3
Not dilapidated, with running water, lacking private toilet or bath..	19,100	15
Dilapidated or no running water.....	10,200	8
MILWAUKEE CITY		
All dwelling units.....	189,300	...
Number reporting condition and plumbing facilities.....	185,400	100
Not dilapidated, with private toilet and bath, and hot running water..	147,100	79
Not dilapidated, with private toilet and bath, and only cold running water.....	6,600	4
Not dilapidated, with running water, lacking private toilet or bath..	20,300	11
Dilapidated or no running water.....	11,400	6
Renter occupied.....	111,100	...
Number reporting condition and plumbing facilities.....	108,900	100
Not dilapidated, with private toilet and bath, and hot running water..	78,700	72
Not dilapidated, with private toilet and bath, and only cold running water.....	4,200	4
Not dilapidated, with running water, lacking private toilet or bath..	16,300	15
Dilapidated or no running water.....	9,700	9

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
MILWAUKEE STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	124,500	100
Under \$10.....	200	...
\$10 to \$14.....	1,000	1
\$15 to \$19.....	2,300	2
\$20 to \$29.....	16,700	13
\$30 to \$39.....	29,900	24
\$40 to \$49.....	25,800	21
\$50 to \$59.....	23,600	19
\$60 to \$74.....	14,700	12
\$75 to \$99.....	7,800	6
\$100 or more.....	2,600	2
Median rent.....	\$44	...
MILWAUKEE CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	108,300	100
Under \$10.....	200	...
\$10 to \$14.....	900	1
\$15 to \$19.....	1,900	2
\$20 to \$29.....	14,500	13
\$30 to \$39.....	26,300	24
\$40 to \$49.....	22,800	21
\$50 to \$59.....	21,000	19
\$60 to \$74.....	12,600	12
\$75 to \$99.....	6,200	6
\$100 or more.....	1,900	2
Median rent.....	\$44	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

52287

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MILWAUKEE STANDARD METROPOLITAN AREA AND MILWAUKEE CITY: 1950

Value of one-dwelling structures	Number	Per-cent
MILWAUKEE STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	77,900	100
Under \$3,000.....	500	1
\$3,000 to \$4,999.....	1,700	2
\$5,000 to \$7,499.....	8,800	11
\$7,500 to \$9,999.....	14,800	19
\$10,000 to \$14,999.....	33,600	43
\$15,000 to \$19,999.....	10,700	14
\$20,000 or more.....	7,800	10
Median value.....	\$11,907	...
MILWAUKEE CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	37,700	100
Under \$3,000.....	300	1
\$3,000 to \$4,999.....	1,000	3
\$5,000 to \$7,499.....	6,200	16
\$7,500 to \$9,999.....	9,500	25
\$10,000 to \$14,999.....	15,500	41
\$15,000 to \$19,999.....	3,900	10
\$20,000 or more.....	1,300	3
Median value.....	\$10,547	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

July 13, 1951

Washington 25, D. C.

Series HC-3, No. 30

### HOUSING CHARACTERISTICS OF THE MINNEAPOLIS-ST. PAUL, MINN., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Minneapolis-St. Paul Standard Metropolitan Area,<sup>1</sup> dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Data are shown for the total standard metropolitan area, which includes the central cities of Minneapolis and St. Paul; separate data are also shown for each of the two cities.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 358,800, an increase of 82,200, or 30 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Minneapolis-St. Paul Standard Metropolitan Area comprises Anoka, Dakota, Hennepin, and Ramsey Counties, Minn.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950

Subject	Minneapolis-St. Paul Standard Metropolitan Area		Minneapolis city		St. Paul city	
	Number	Percent	Number	Percent	Number	Percent
<b>OCCUPANCY</b>						
All dwelling units.....	358,800	100	162,100	100	94,700	100
Occupied dwelling units.....	333,800	93	159,200	98	93,400	99
Owner occupied.....	195,400	54	79,100	49	50,000	53
Renter occupied.....	138,300	39	80,100	49	43,400	46
Vacant dwelling units.....	25,000	7	2,900	2	1,400	1
Nonseasonal not dilapidated, for rent or sale.....	2,900	1	1,400	1	800	1
<b>POPULATION</b>						
Total population.....	1,112,800	...	520,100	...	310,600	...
Population in dwelling units.....	1,067,300	...	486,700	...	299,300	...

PRELIMINARY

For the same period, dwelling units in the central cities alone increased at a slower rate. Since 1940, dwelling units in Minneapolis increased 10 percent; the total in 1950 was 162,100 dwelling units. In St. Paul, the increase was 14 percent, bringing the total to 94,700 dwelling units in 1950.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. The rate was equally low for each of the two cities. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 57 percent in contrast to practically no change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 195,400, or 59 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 124,800, or 47 percent, in 1940.

In the central cities, the gain in home ownership since 1940 was smaller than in the metropolitan area as a whole. In both cities, owner-occupied units increased about one-third; at the same time, there was little change in the number of renter-occupied units.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.5 in 1950 and 4.8 in 1940. About 7 percent of the total were 1-room units, and one-fourth (27 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.9 in 1950, compared with 3.1 in 1940. One-half the units in 1950 contained 2 or 3 persons.

In Minneapolis, the median number of rooms in 1950 was 4.6, the same as in St. Paul. However, the median number of persons in Minneapolis was smaller, 2.7 compared with 2.9 in St. Paul.

Type of structure.--Nearly three-fifths (57 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About 25 percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 19 percent were in multi-unit structures containing 5 or more units.

Within the two cities, 1-dwelling-unit detached structures were less predominant, both being under 50 percent.

Condition and plumbing facilities.--Approximately three-fourths of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. The proportions of such units were about the same for the two central cities.

Rent and value.--The median monthly rent of nonfarm rental units was \$39. One-fourth of the units were renting for \$28 or less and one-fourth were renting for \$53 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,200. One-fourth of the units were estimated to sell for \$6,600 or less, and one-fourth were estimated at \$13,100 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values in Minneapolis city were higher than those in St. Paul city. The median rent in Minneapolis was \$41 and the median value of owner units was \$10,300; corresponding medians for St. Paul were \$37 and \$9,200.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

#### SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 34,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 210 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data			Size of estimate of 1950 data	Sampling variability of 1950 data		
	Minneapolis-St. Paul Standard Metropolitan Area	Minneapolis city	St. Paul city		Minneapolis-St. Paul Standard Metropolitan Area	Minneapolis city	St. Paul city
2,500..	1,400	1,200	900	150,000..	11,800	6,500	...
5,000..	2,400	1,600	1,200	200,000..	13,100	...	...
10,000..	3,400	2,300	1,700	250,000..	13,900	...	...
25,000..	5,300	3,500	2,600	300,000..	14,400	...	...
50,000..	7,400	4,700	3,400	350,000..	14,600	...	...
90,000..	9,700	5,900	3,800				

To illustrate, there were an estimated 138,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 11,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 126,900 and 149,700.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:							
	Minneapolis-St. Paul Standard Metropolitan Area			Minneapolis city			St. Paul city	
	130,000	155,000	355,000	60,000	78,000	160,000	40,000	92,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:							
2 or 98	1	1	1	1	1	1	1	1
5 or 95	2	2	1	2	2	1	2	1
10 or 90	3	3	2	3	2	2	3	2
25 or 75	4	4	3	4	4	3	4	3
50	5	4	3	5	4	3	5	3

To illustrate, of the estimated 133,700 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 8 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 5 percent and 11 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	9
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	10
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	11
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	11

Table 2.--TENURE OF DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent*	Number	Percent	
<b>MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA</b>					
Occupied dwelling units.....	333,800	100	263,508	100	27
Owner occupied.....	195,400	59	124,788	47	57
Renter occupied.....	138,300	41	138,720	53	...
<b>MINNEAPOLIS CITY</b>					
Occupied dwelling units.....	159,200	100	142,834	100	11
Owner occupied.....	79,100	50	58,764	41	35
Renter occupied.....	80,100	50	84,070	59	-5
<b>ST. PAUL CITY</b>					
Occupied dwelling units.....	93,400	100	80,557	100	16
Owner occupied.....	50,000	54	37,940	47	32
Renter occupied.....	43,400	46	42,617	53	2

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
<b>MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA</b>					
All dwelling units.....	358,800	...	276,575	...	30
Number reporting.....	351,800	100	273,214	100	...
1 room.....	23,200	7	17,675	6	31
2 rooms.....	25,700	7	19,723	7	30
3 rooms.....	52,400	15	30,362	11	73
4 rooms.....	72,000	20	46,447	17	55
5 rooms.....	84,000	24	70,820	26	19
6 rooms.....	52,600	15	44,708	16	18
7 rooms or more.....	41,900	12	43,479	16	-4
Median number of rooms.....	4.5	...	4.8	...	...
<b>MINNEAPOLIS CITY</b>					
All dwelling units.....	162,100	...	147,647	...	10
Number reporting.....	159,700	100	145,693	100	...
1 room.....	14,700	9	11,571	8	27
2 rooms.....	14,000	9	12,274	8	14
3 rooms.....	20,200	13	15,336	11	32
4 rooms.....	28,100	18	22,912	16	23
5 rooms.....	38,900	24	40,019	27	-3
6 rooms.....	23,700	15	22,892	16	4
7 rooms or more.....	20,200	13	20,689	14	-2
Median number of rooms.....	4.6	...	4.8	...	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940--Con.

(Percent change, 1940 to 1950, not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
<b>ST. PAUL CITY</b>					
All dwelling units.....	94,700	...	83,294	...	14
Number reporting.....	92,600	100	82,535	100	...
1 room.....	5,000	5	5,002	6	...
2 rooms.....	6,900	7	4,985	6	38
3 rooms.....	13,200	14	9,067	11	46
4 rooms.....	19,600	21	15,369	19	28
5 rooms.....	21,700	23	20,990	25	3
6 rooms.....	14,600	16	14,479	18	1
7 rooms or more.....	11,500	12	12,643	15	-9
Median number of rooms.....	4.6	...	4.8	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
<b>MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA</b>					
Occupied dwelling units.....	333,800	100	263,508	100	27
1 person.....	41,100	12	23,838	9	72
2 persons.....	98,200	29	69,253	26	42
3 persons.....	71,600	21	60,656	23	18
4 persons.....	60,800	18	49,525	19	23
5 persons.....	34,200	10	29,829	11	15
6 persons.....	16,000	5	15,521	6	3
7 persons or more.....	11,900	4	14,886	6	-20
Median number of persons.....	2.9	...	3.1	...	...
<b>MINNEAPOLIS CITY</b>					
Occupied dwelling units.....	159,200	100	142,834	100	11
1 person.....	24,200	15	14,617	10	66
2 persons.....	49,700	31	39,049	27	27
3 persons.....	33,800	21	33,026	23	2
4 persons.....	25,700	16	26,445	19	-3
5 persons.....	14,500	9	15,383	11	-6
6 persons.....	6,300	4	7,578	5	-17
7 persons or more.....	4,900	3	6,736	5	-27
Median number of persons.....	2.7	...	3.0	...	...
<b>ST. PAUL CITY</b>					
Occupied dwelling units.....	93,400	100	80,557	100	16
1 person.....	11,000	12	6,957	9	58
2 persons.....	26,600	28	20,863	26	27
3 persons.....	20,300	22	18,643	23	9
4 persons.....	17,400	19	15,163	19	15
5 persons.....	9,500	10	9,301	12	2
6 persons.....	4,400	5	4,918	6	-11
7 persons or more.....	4,100	4	4,712	6	-13
Median number of persons.....	2.9	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	333,800	...	263,508	...
Number reporting.....	328,400	100	260,617	100
1.00 or less.....	288,300	88	225,524	87
1.01 to 1.50.....	27,200	8	22,997	9
1.51 or more.....	12,900	4	12,096	5
MINNEAPOLIS CITY				
Occupied dwelling units.....	159,200	...	142,834	...
Number reporting.....	157,200	100	141,020	100
1.00 or less.....	141,000	90	122,643	87
1.01 to 1.50.....	9,400	6	11,593	8
1.51 or more.....	6,800	4	6,784	5
ST. PAUL CITY				
Occupied dwelling units.....	93,400	...	80,557	...
Number reporting.....	91,600	100	79,949	100
1.00 or less.....	79,700	87	69,460	87
1.01 to 1.50.....	8,100	9	7,224	9
1.51 or more.....	3,700	4	3,265	4

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA				
All dwelling units.....	358,800	100	276,575	100
1 to 4 dwelling unit.....	292,200	81	226,065	82
1 dwelling unit detached without business..	203,100	57	146,653	53
1 dwelling unit attached without business..	400	...	(1)	(1)
Other 1 to 4 dwelling unit.....	88,700	25	(1)	(1)
5 to 9 dwelling unit.....	20,200	6	16,039	6
10 dwelling unit or more.....	46,300	13	34,471	12
MINNEAPOLIS CITY				
All dwelling units.....	162,100	100	147,647	100
1 to 4 dwelling unit.....	115,400	71	112,592	76
1 dwelling unit detached without business..	67,400	42	65,071	44
1 dwelling unit attached without business..	...	...	(1)	(1)
Other 1 to 4 dwelling unit.....	47,900	30	(1)	(1)
5 to 9 dwelling unit.....	12,200	8	10,145	7
10 dwelling unit or more.....	34,500	21	24,910	17
ST. PAUL CITY				
All dwelling units.....	94,700	100	83,294	100
1 to 4 dwelling unit.....	75,400	80	68,171	82
1 dwelling unit detached without business..	42,900	45	41,075	49
1 dwelling unit attached without business..	100	...	(1)	(1)
Other 1 to 4 dwelling unit.....	32,400	34	(1)	(1)
5 to 9 dwelling unit.....	7,700	8	5,714	7
10 dwelling unit or more.....	11,600	12	9,409	11

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950

Condition and plumbing facilities	Number	Percent
MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA		
All dwelling units.....	358,800	...
Number reporting condition and plumbing facilities.....	346,300	100
Not dilapidated, with private toilet and bath, and hot running water..	244,700	71
Not dilapidated, with private toilet and bath, and only cold running water.....	14,000	4
Not dilapidated, with running water, lacking private toilet or bath...	50,900	15
Dilapidated or no running water.....	36,800	11
Renter occupied.....	138,300	...
Number reporting condition and plumbing facilities.....	133,700	100
Not dilapidated, with private toilet and bath, and hot running water..	80,900	61
Not dilapidated, with private toilet and bath, and only cold running water.....	5,200	4
Not dilapidated, with running water, lacking private toilet or bath...	36,400	27
Dilapidated or no running water.....	11,200	8
MINNEAPOLIS CITY		
All dwelling units.....	162,100	...
Number reporting condition and plumbing facilities.....	157,700	100
Not dilapidated, with private toilet and bath, and hot running water..	121,300	77
Not dilapidated, with private toilet and bath, and only cold running water.....	3,500	2
Not dilapidated, with running water, lacking private toilet or bath...	25,000	16
Dilapidated or no running water.....	8,000	5
Renter occupied.....	80,100	...
Number reporting condition and plumbing facilities.....	77,900	100
Not dilapidated, with private toilet and bath, and hot running water..	48,100	62
Not dilapidated, with private toilet and bath, and only cold running water.....	2,100	3
Not dilapidated, with running water, lacking private toilet or bath...	21,400	27
Dilapidated or no running water.....	6,300	8
ST. PAUL CITY		
All dwelling units.....	94,700	...
Number reporting condition and plumbing facilities.....	92,300	100
Not dilapidated, with private toilet and bath, and hot running water..	67,300	73
Not dilapidated, with private toilet and bath, and only cold running water.....	4,900	5
Not dilapidated, with running water, lacking private toilet or bath...	16,400	18
Dilapidated or no running water.....	3,700	4
Renter occupied.....	43,400	...
Number reporting condition and plumbing facilities.....	42,200	100
Not dilapidated, with private toilet and bath, and hot running water..	24,700	59
Not dilapidated, with private toilet and bath, and only cold running water.....	2,500	6
Not dilapidated, with running water, lacking private toilet or bath...	12,800	30
Dilapidated or no running water.....	2,200	5

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	131,100	100
Under \$10.....	500	...
\$10 to \$14.....	3,300	3
\$15 to \$19.....	3,500	6
\$20 to \$29.....	24,400	19
\$30 to \$39.....	29,600	23
\$40 to \$49.....	26,000	20
\$50 to \$59.....	16,600	13
\$60 to \$74.....	10,700	8
\$75 to \$99.....	6,800	5
\$100 or more.....	4,700	4
Median rent.....	\$39	...
MINNEAPOLIS CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	78,200	100
Under \$10.....	200	...
\$10 to \$14.....	2,100	3
\$15 to \$19.....	5,500	7
\$20 to \$29.....	13,600	17
\$30 to \$39.....	15,500	20
\$40 to \$49.....	15,300	20
\$50 to \$59.....	10,800	14
\$60 to \$74.....	6,700	9
\$75 to \$99.....	4,500	6
\$100 or more.....	3,900	5
Median rent.....	\$41	...
ST. PAUL CITY		
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent-- Number reporting.....	41,100	100
Under \$10.....	200	...
\$10 to \$14.....	900	2
\$15 to \$19.....	2,600	6
\$20 to \$29.....	8,700	21
\$30 to \$39.....	10,200	25
\$40 to \$49.....	9,400	23
\$50 to \$59.....	4,800	12
\$60 to \$74.....	2,700	7
\$75 to \$99.....	1,100	3
\$100 or more.....	400	1
Median rent.....	\$37	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA AND MINNEAPOLIS AND ST. PAUL CITIES: 1950

Value of one-dwelling structures	Number	Per- cent
MINNEAPOLIS-ST. PAUL STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	155,300	100
Under \$3,000.....	5,200	3
\$3,000 to \$4,999.....	12,700	8
\$5,000 to \$7,499.....	32,600	21
\$7,500 to \$9,999.....	37,800	24
\$10,000 to \$14,999.....	44,800	29
\$15,000 to \$19,999.....	14,200	9
\$20,000 or more.....	8,000	5
Median value.....	\$9,246	...
MINNEAPOLIS CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	59,700	100
Under \$3,000.....	600	1
\$3,000 to \$4,999.....	2,400	4
\$5,000 to \$7,499.....	9,700	16
\$7,500 to \$9,999.....	15,600	26
\$10,000 to \$14,999.....	21,700	36
\$15,000 to \$19,999.....	6,200	10
\$20,000 or more.....	3,600	6
Median value.....	\$10,307	...
ST. PAUL CITY		
Owner-occupied dwelling units, and vacant <sup>1</sup> units for sale only--Number reporting.....	36,800	100
Under \$3,000.....	900	2
\$3,000 to \$4,999.....	2,700	7
\$5,000 to \$7,499.....	8,100	22
\$7,500 to \$9,999.....	9,500	26
\$10,000 to \$14,999.....	11,000	30
\$15,000 to \$19,999.....	3,100	8
\$20,000 or more.....	1,500	4
Median value.....	\$9,213	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

August 2, 1951

Washington 25, D. C.

Series HC-3, No. 31

### HOUSING CHARACTERISTICS OF THE NASHVILLE, TENN., STANDARD METROPOLITAN AREA APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Nashville Standard Metropolitan Area,<sup>1</sup> dwelling units average more rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel,

Director, Bureau of the Census, Department of Commerce.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 91,900, an increase of 22,300, or 32 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

<sup>1</sup> The Nashville Standard Metropolitan Area comprises Davidson County, Tenn.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE NASHVILLE  
STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	91,900	100
Occupied dwelling units.....	89,000	97
Owner occupied.....	49,700	54
Renter occupied.....	39,200	43
Vacant dwelling units.....	3,000	3
Nonseasonal not dilapidated, for rent or sale....	1,000	1
POPULATION		
Total population.....	321,700	...
Population in dwelling units.....	307,500	100
White.....	242,500	79
Nonwhite.....	65,000	21

P R E L I M I N A R Y

During the decade, the number of dwelling units occupied by nonwhite households increased at a slower rate than the number occupied by white households, a gain of 21 percent for nonwhite and 36 percent for white. Units occupied by nonwhites represented approximately the same proportion of the total occupied dwelling units in 1950 as in 1940, the proportion being one-fifth.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. Home ownership doubled in the 10 years; the number of homes occupied by their owners increased 96 percent. In contrast, there was little change in the number occupied by renters.

About 49,700, or 56 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 25,400, or 38 percent, in 1940.

The ratio of home owners in 1950 continued to be higher among white households than among nonwhite households; about three-fifths of the units with white occupants were owner-occupied in 1950 compared with one-third for nonwhite.

Rooms and persons.--On the average, dwelling units contained more rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.3 in 1950 and 4.1 in 1940. Only 2 percent of the total in 1950 were 1-room units, and one-fourth (25 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950, compared with 3.3 in 1940. About one-half (53 percent) of the units in 1950 contained 2 or 3 persons.

In dwelling units occupied by nonwhites, the median number of rooms, 3.5, was much smaller than the 4.3 median for all dwelling units. However, the median number of persons in nonwhite households was about the same as the median for all households.

Dwelling units having more than 1.5 persons per room amounted to 8 percent of the total occupied dwelling units; for dwelling units occupied by nonwhite persons, the proportion was considerably higher, 15 percent.

Type of structure.--Two-thirds of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Practically all of the remainder were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

Condition and plumbing facilities.--Approximately one-half of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. Among dwelling units occupied by nonwhites, the proportion of such units was considerably lower, only 14 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$27. About one-fourth of the units were renting for \$14 or less, and one-fourth were renting for \$45 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,600. One-fourth of the units were estimated to sell for \$4,200 or less, and one-fourth were estimated at \$9,700 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for units occupied by nonwhites were substantially lower than those for all units. The median rent of units occupied by nonwhite renters was \$12, and only one-fourth were renting for \$17 or more; the median value of nonwhite owner units was \$3,700, and one-fourth were estimated at \$5,200 or more.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling unit is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 3,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	500	40,000.....	4,800
2,500.....	700	50,000.....	5,900
5,000.....	1,000	60,000.....	7,000
10,000.....	1,700	75,000.....	8,500
20,000.....	2,800	90,000.....	10,100
30,000.....	3,900		

To illustrate, there were an estimated 39,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 4,700. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 34,500 and 43,900.

The figures above indicate the sampling variability of all dwelling units. Variability of non-white-occupied units is somewhat higher.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon

both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated percentage is:	And if the size of the base is:				
	5,000	10,000	20,000	35,000	90,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 98	3	2	1	1	1
5 or 95	4	3	2	1	1
10 or 90	5	4	3	2	1
25 or 75	8	5	4	3	2
50	9	6	5	3	2

To illustrate, of the estimated 38,200 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 40 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 37 percent and 43 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units, by color of occupants: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	7
4.--Number of persons in dwelling units: 1950 and 1940.....	8
5.--Persons per room in dwelling units: 1950 and 1940.....	8
6.--Type of structure of dwelling units: 1950 and 1940.....	9
7.--Condition and plumbing facilities of dwelling units: 1950.....	9
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	10
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	10

Table 2.--TENURE OF DWELLING UNITS, BY COLOR OF OCCUPANTS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All occupied dwelling units.....	89,000	100	66,923	100	33
White.....	70,200	79	51,444	77	36
Nonwhite.....	18,800	21	15,479	23	21
Owner-occupied dwelling units.....	49,700	56	25,351	38	96
White.....	43,400	49	21,298	32	104
Nonwhite.....	6,400	7	4,053	6	58
Renter-occupied dwelling units....	39,200	44	41,572	62	-6
White.....	26,800	30	30,146	45	-11
Nonwhite.....	12,400	14	11,426	17	9

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	91,900	...	69,639	...	32
Number reporting.....	89,700	100	69,116	100	...
1 room.....	1,700	2	2,743	4	...
2 rooms.....	9,300	10	9,590	14	-3
3 rooms.....	15,000	17	14,049	20	7
4 rooms.....	22,700	25	13,781	20	65
5 rooms.....	18,900	21	12,351	18	53
6 rooms.....	11,600	13	8,700	13	33
7 rooms or more.....	10,500	12	7,902	11	33
Median number of rooms.....	4.3	...	4.1	...	...
Nonwhite occupied dwelling units..	18,800	...	15,479	...	21
Number reporting.....	18,300	100	15,303	100	...
1 room.....	700	4	863	6	...
2 rooms.....	3,500	19	3,206	21	9
3 rooms.....	5,100	28	4,444	29	15
4 rooms.....	4,200	23	3,502	23	20
5 rooms.....	2,200	12	1,838	12	...
6 rooms.....	1,600	9	861	6	...
7 rooms or more.....	1,100	6	589	4	...
Median number of rooms.....	3.5	...	3.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	89,000	100	66,923	100	33
1 person.....	6,000	7	4,420	7	36
2 persons.....	24,500	28	17,212	26	42
3 persons.....	22,500	25	15,495	23	45
4 persons.....	17,000	19	11,850	18	44
5 persons.....	8,800	10	7,584	11	16
6 persons.....	4,700	5	4,616	7	2
7 persons or more.....	5,500	6	5,766	9	-5
Median number of persons.....	3.1	...	3.3	...	...
Nonwhite occupied dwelling units..	18,800	100	15,479	100	21
1 person.....	2,600	14	1,973	13	...
2 persons.....	5,500	29	4,711	30	17
3 persons.....	3,600	19	3,102	20	16
4 persons.....	2,800	15	1,988	13	...
5 persons.....	1,400	7	1,315	8	...
6 persons.....	1,100	6	884	6	...
7 persons or more.....	1,700	9	1,506	10	...
Median number of persons.....	2.9	...	2.8	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	89,000	...	66,923	...
Number reporting.....	87,300	100	66,413	100
1.00 or less.....	70,400	81	48,739	73
1.01 to 1.50.....	9,800	11	9,221	14
1.51 or more.....	7,100	8	8,453	13
Nonwhite occupied dwelling units.....	18,800	...	15,479	...
Number reporting.....	18,300	100	15,303	100
1.00 or less.....	13,000	71	10,415	68
1.01 to 1.50.....	2,600	14	2,236	15
1.51 or more.....	2,800	15	2,652	17

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	91,900	100	69,639	100
1 to 4 dwelling unit.....	88,700	97	64,529	93
1 dwelling unit detached without business..	59,600	65	42,952	62
1 dwelling unit attached without business..	1,900	2	( <sup>1</sup> )	( <sup>1</sup> )
Other 1 to 4 dwelling unit.....	27,200	30	( <sup>1</sup> )	( <sup>1</sup> )
5 dwelling unit or more.....	3,200	3	5,110	7

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	91,900	...
Number reporting condition and plumbing facilities.....	89,000	100
Not dilapidated, with private toilet and bath, and hot running water..	46,700	52
Not dilapidated, with private toilet and bath, and only cold running water.....	2,400	3
Not dilapidated, with running water, lacking private toilet or bath..	14,000	16
Dilapidated or no running water.....	25,900	29
Renter occupied.....	39,200	...
Number reporting condition and plumbing facilities.....	38,200	100
Not dilapidated, with private toilet and bath, and hot running water..	14,300	37
Not dilapidated, with private toilet and bath, and only cold running water.....	800	2
Not dilapidated, with running water, lacking private toilet or bath..	7,900	21
Dilapidated or no running water.....	15,200	40
Nonwhite occupied dwelling units.....	18,800	...
Number reporting condition and plumbing facilities.....	18,200	100
Not dilapidated, with private toilet and bath, and hot running water..	2,500	14
Not dilapidated, with private toilet and bath, and only cold running water.....	800	4
Not dilapidated, with running water, lacking private toilet or bath..	2,200	12
Dilapidated or no running water.....	12,700	70

21696

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	85,900	...
Renter-occupied dwelling units, and vacant <sup>1</sup> units for rent....	38,300	...
Number reporting <sup>2</sup> .....	34,400	100
Under \$10.....	4,500	13
\$10 to \$14.....	5,000	15
\$15 to \$19.....	3,700	11
\$20 to \$29.....	5,200	15
\$30 to \$39.....	5,200	15
\$40 to \$49.....	3,900	11
\$50 to \$59.....	2,600	8
\$60 to \$74.....	2,300	7
\$75 to \$99.....	1,700	5
\$100 or more.....	300	1
Median rent.....	\$27	...
Nonwhite occupied urban and rural-nonfarm dwelling units	18,400	...
Nonwhite renter occupied.....	12,200	...
Number reporting <sup>2</sup> .....	11,100	100
Under \$10.....	4,100	37
\$10 to \$14.....	3,400	31
\$15 to \$19.....	1,600	14
\$20 to \$29.....	1,400	13
\$30 to \$39.....	400	4
\$40 or more.....	200	2
Median rent.....	\$12	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

<sup>2</sup> Excludes units occupied rent free.

20696

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE NASHVILLE STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling structures	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	85,900	...
Owner-occupied units in 1-dwelling-unit structures; and vacant <sup>1</sup> units for sale only...	36,900	...
Number reporting.....	35,600	100
Under \$2,000.....	2,400	7
\$2,000 to \$2,999.....	2,500	7
\$3,000 to \$4,999.....	6,600	19
\$5,000 to \$7,499.....	9,300	26
\$7,500 to \$9,999.....	6,500	18
\$10,000 to \$14,999.....	4,900	14
\$15,000 to \$19,999.....	1,600	4
\$20,000 or more.....	1,900	5
Median value.....	\$6,644	...
Nonwhite occupied urban and rural-nonfarm dwelling units	18,400	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.	5,100	...
Number reporting.....	4,900	100
Under \$2,000.....	800	16
\$2,000 to \$2,999.....	1,000	20
\$3,000 to \$4,999.....	1,800	37
\$5,000 to \$7,499.....	900	18
\$7,500 to \$9,999.....	300	6
\$10,000 or more.....	100	2
Median value.....	\$3,672	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

# 1950 CENSUS OF HOUSING

## PRELIMINARY REPORTS

FOR RELEASE

August 24, 1951

Washington 25, D. C.

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### HOUSING CHARACTERISTICS OF THE NEW ORLEANS, LA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

#### Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the New Orleans Standard Metropolitan Area,<sup>1</sup> dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes New Orleans city, and for New Orleans city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 212,200, an

<sup>1</sup> The New Orleans Standard Metropolitan Area comprises Jefferson, Orleans, and St. Bernard Parishes, La.

increase of 59,900, or 39 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

During the same period, dwelling units in New Orleans city alone increased at a slower rate; the number increased to 169,700 by 1950, a gain of 32,500 dwelling units, or 24 percent, since 1940.

The relative gain in the number of dwelling units occupied by nonwhite households was about the same as for white households. In the total metropolitan area, units occupied by nonwhites represented about one-third of the occupied dwelling units in 1950; in the city also, the proportion was about one-third.

Nearly nine-tenths (86 percent) of the nonwhite households in the total metropolitan area were located in New Orleans city.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950

Subject	New Orleans Standard Metropolitan Area		New Orleans city	
	Number	Percent	Number	Percent
<b>OCCUPANCY</b>				
All dwelling units.....	212,200	100	169,700	100
Occupied dwelling units.....	196,200	92	164,700	97
Owner occupied.....	73,700	35	53,900	32
Renter occupied.....	122,500	58	110,800	65
Vacant dwelling units.....	15,900	7	5,000	3
Nonseasonal not dilapidated, for rent or sale.....	6,100	3	2,200	1
<b>POPULATION</b>				
Total population.....	686,700	...	572,300	...
Population in dwelling units.....	671,500	100	557,200	100
White.....	448,800	67	363,500	65
Nonwhite.....	222,700	33	193,700	35

PRELIMINARY

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to 3 percent of all dwelling units. Within the city, the rate was only 1 percent. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade was the substantial increase in home ownership. Much of the gain resulted from new construction and some from the sale of existing rental homes for owner occupancy. In the metropolitan area, homes occupied by their owners increased 91 percent since 1940 in contrast to the net increase of 12 percent in the number occupied by renters. There were approximately three times as many units occupied by nonwhite owners in 1950 as in 1940.

About 73,700, or 38 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 38,700, or 26 percent, in 1940.

In New Orleans city, as in the total metropolitan area, there was a considerable gain in owner occupancy since 1940; homes occupied by their owners increased 71 percent. In contrast, there was a net increase of only 9 percent in renter-occupied dwelling units. About 53,900, or 33 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 31,600, or 24 percent, in 1940.

In 1950, the proportion of home owners in the metropolitan area was smaller among nonwhite households than among white households, 26 percent for nonwhite as compared with 43 percent for white households. In 1940, 12 percent of the units with nonwhite occupants were owner-occupied compared with 32 percent of the units with white occupants.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.0 in 1950. Six percent of the total were 1-room units, and about 15 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. One-half the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms and the distribution by persons were similar to those for the metropolitan area as a whole.

Dwelling units occupied by nonwhite households in the metropolitan area averaged fewer rooms than all dwelling units, the median being 3.1; the average size of household, however, was about the same as for all households.

Dwelling units having more than 1.5 persons per room constituted 11 percent of the total occupied dwelling units in the metropolitan area. For dwelling units occupied by nonwhite persons, the proportion was somewhat higher, 23 percent.

Type of structure.--About one-third (34 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Over one-half (56 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 11 percent were in multi-unit structures containing 5 or more units.

Within the city, about one-fourth (24 percent) of the units were in 1-dwelling-unit detached structures, and about one-eighth (12 percent) were in the larger multi-unit structures.

Condition and plumbing facilities.--Approximately 3 out of 5 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. Among dwelling units occupied by nonwhites, however, the proportion of such units was considerably lower, about 1 out of 5. For the city, the proportion was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$24. One-fourth of the units were renting for \$15 or less, and one-fourth were renting for \$38 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$8,600. One-fourth of the units were estimated to sell for \$4,900 or less, and one-fourth were estimated at \$13,200 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

For dwelling units occupied by nonwhite renters in the metropolitan area, the median rent was \$16. For nonwhite owner units, the median value was \$4,000. Both medians were lower than those for all units in the metropolitan area.

Rents and values in New Orleans city were about the same as in the metropolitan area as a whole.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

## DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies; is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,<sup>2</sup> and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

<sup>2</sup> Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median

rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 4,100 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 105 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes (except for nonwhite occupied dwelling units). The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
5,000...	2,000	1,700	100,000..	8,600	7,300
10,000...	2,700	2,500	125,000..	9,200	7,400
25,000....	4,600	4,200	150,000..	9,300	7,200
50,000....	6,400	5,800	200,000..	8,700	...
75,000....	7,800	6,800			

To illustrate, there were an estimated 122,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 9,100. The chances are about 19 out of 20 that the figure which will be obtained from a complete tabulation of the 1950 Census will be between 113,400 and 131,600.

The figures above give the sampling variability for all dwelling units and dwelling units occupied by white households. For dwelling units occupied by nonwhite households, the sampling variability is somewhat higher.

The 1950 data in the tables in the report also include percent distributions. In general, the

reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:									
	Metropolitan area					Central city				
	8,000	45,000	60,000	118,000	200,000	6,000	30,000	52,000	108,000	165,000
Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:										
2 or 98	3	1	1	1	1	3	1	1	1	1
5 or 95	5	3	2	2	1	5	3	2	2	1
10 or 90	7	4	3	2	2	7	4	3	2	2
25 or 75	11	6	5	4	3	11	7	5	4	3
50	15	7	6	5	4	15	8	6	5	4

To illustrate, of the estimated 118,600 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 23 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the figure obtained from a complete tabulation of the 1950 Census will be between 19 percent and 27 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table	Page
1.--Occupancy characteristics of dwelling units: 1950.....	1
2.--Tenure of dwelling units: 1950 and 1940.....	7
3.--Number of rooms in dwelling units: 1950 and 1940.....	8
4.--Number of persons in dwelling units: 1950 and 1940.....	9
5.--Persons per room in dwelling units: 1950 and 1940.....	10
6.--Type of structure of dwelling units: 1950 and 1940.....	10
7.--Condition and plumbing facilities of dwelling units: 1950.....	11
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950.....	12
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950.....	12

Table 2.--TENURE OF DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950 AND 1940

Color and tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW ORLEANS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	196,200	100	147,545	100	33
White.....	135,700	69	103,277	70	31
Nonwhite.....	60,500	31	44,268	30	37
Owner occupied.....	73,700	38	38,651	26	91
White.....	58,000	30	33,240	23	74
Nonwhite.....	15,700	8	5,411	4	190
Renter occupied.....	122,500	62	108,894	74	12
White.....	77,700	40	70,037	47	11
Nonwhite.....	44,800	23	38,857	26	15
NEW ORLEANS CITY					
Occupied dwelling units.....	164,700	100	133,040	100	24
White.....	112,500	68	91,546	69	23
Nonwhite.....	52,100	32	41,494	31	26
Owner occupied.....	53,900	33	31,552	24	71
White.....	42,700	26	27,030	20	58
Nonwhite.....	11,200	7	4,522	3	148
Renter occupied.....	110,800	67	101,488	76	9
White.....	69,800	42	64,516	48	8
Nonwhite.....	40,900	25	36,972	28	11

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases. Percent not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW ORLEANS STANDARD METROPOLITAN AREA					
All dwelling units.....	212,200	...	152,284	...	39
Number reporting.....	206,500	100	151,140	100	...
1 room.....	11,600	6	11,223	7	3
2 rooms.....	24,600	12	17,832	12	38
3 rooms.....	39,500	19	29,550	20	34
4 rooms.....	58,600	28	38,688	26	51
5 rooms.....	40,200	19	28,202	19	43
6 rooms.....	19,400	9	13,777	9	41
7 rooms or more.....	12,600	6	11,868	8	6
Median number of rooms.....	4.0	...	3.9	...	...
Nonwhite occupied.....	60,500	...	44,268	...	37
Number reporting.....	60,000	100	43,986	100	...
1 room.....	6,900	11	6,094	14	13
2 rooms.....	11,800	20	8,903	20	33
3 rooms.....	17,900	30	14,111	32	27
4 rooms.....	15,600	26	9,891	22	58
5 rooms.....	5,100	8	3,320	8	54
6 rooms.....	1,700	3	1,030	2	...
7 rooms or more.....	1,000	2	637	1	...
Median number of rooms.....	3.1	...	3.0	...	...
NEW ORLEANS CITY					
All dwelling units.....	169,700	...	137,165	...	24
Number reporting.....	167,100	100	136,180	100	...
1 room.....	9,700	6	10,673	8	-9
2 rooms.....	19,500	12	15,692	12	24
3 rooms.....	33,600	20	25,910	19	30
4 rooms.....	46,900	28	34,774	26	35
5 rooms.....	31,300	19	25,874	19	21
6 rooms.....	15,200	9	12,373	9	23
7 rooms or more.....	10,900	7	10,884	8	...
Median number of rooms.....	3.9	...	4.0	...	...
Nonwhite occupied.....	52,100	...	41,494	...	26
Number reporting.....	51,800	100	41,235	100	...
1 room.....	6,000	12	5,884	14	2
2 rooms.....	9,300	18	7,993	19	16
3 rooms.....	15,400	30	13,028	32	18
4 rooms.....	14,400	28	9,518	23	51
5 rooms.....	4,400	8	3,236	8	...
6 rooms.....	1,600	3	958	2	...
7 rooms or more.....	800	2	618	1	...
Median number of rooms.....	3.2	...	3.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
<b>NEW ORLEANS STANDARD METROPOLITAN AREA</b>					
Occupied dwelling units.....	196,200	100	147,545	100	33
1 person.....	22,400	11	13,839	9	62
2 persons.....	53,200	27	36,393	25	46
3 persons.....	46,200	24	31,809	22	45
4 persons.....	32,800	17	25,430	17	29
5 persons.....	20,100	10	16,659	11	21
6 persons.....	9,400	5	9,954	7	-6
7 persons or more.....	12,200	6	13,461	9	-9
Median number of persons.....	3.0	...	3.2	...	...
Nonwhite occupied.....	60,500	100	44,268	100	37
1 person.....	8,300	14	5,951	13	39
2 persons.....	16,600	27	12,177	28	36
3 persons.....	12,100	20	8,473	19	43
4 persons.....	8,800	15	6,065	14	45
5 persons.....	5,800	10	4,210	10	38
6 persons.....	3,100	5	2,792	6	...
7 persons or more.....	6,000	10	4,600	10	30
Median number of persons.....	2.9	...	3.0	...	...
<b>NEW ORLEANS CITY</b>					
Occupied dwelling units.....	164,700	100	133,040	100	24
1 person.....	19,800	12	12,889	10	54
2 persons.....	47,100	29	33,404	25	41
3 persons.....	37,500	23	28,604	22	31
4 persons.....	27,400	17	22,759	17	20
5 persons.....	15,800	10	14,803	11	7
6 persons.....	8,000	5	8,776	7	-9
7 persons or more.....	9,200	6	11,805	9	-22
Median number of persons.....	2.9	...	3.2	...	...
Nonwhite occupied.....	52,100	100	41,494	100	26
1 person.....	7,400	14	5,566	13	33
2 persons.....	14,300	27	11,408	27	25
3 persons.....	9,800	19	7,918	19	24
4 persons.....	8,200	16	5,737	14	43
5 persons.....	4,700	9	3,972	10	18
6 persons.....	2,900	6	2,612	6	...
7 persons or more.....	4,800	9	4,281	10	12
Median number of persons.....	2.9	...	3.0	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
<b>NEW ORLEANS STANDARD METROPOLITAN AREA</b>				
Occupied dwelling units.....	196,200	...	147,545	...
Number reporting.....	194,200	100	146,640	100
1.00 or less.....	149,200	77	105,456	72
1.01 to 1.50.....	24,200	12	21,529	15
1.51 or more.....	20,800	11	19,655	13
Nonwhite occupied.....	60,500	...	44,268	...
Number reporting.....	60,100	100	43,985	100
1.00 or less.....	37,100	62	25,686	58
1.01 to 1.50.....	9,100	15	7,385	17
1.51 or more.....	13,900	23	10,914	25
<b>NEW ORLEANS CITY</b>				
Occupied dwelling units.....	164,700	...	133,040	...
Number reporting.....	162,900	100	132,271	100
1.00 or less.....	126,900	78	96,184	73
1.01 to 1.50.....	19,300	12	18,927	14
1.51 or more.....	16,700	10	17,160	13
Nonwhite occupied.....	52,100	...	41,494	...
Number reporting.....	51,900	100	41,234	100
1.00 or less.....	32,200	62	24,147	59
1.01 to 1.50.....	8,300	16	6,926	17
1.51 or more.....	11,300	22	10,161	25

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
<b>NEW ORLEANS STANDARD METROPOLITAN AREA</b>				
All dwelling units.....	212,200	100	152,284	100
1 to 4 dwelling unit.....	190,000	90	132,883	87
1 dwelling unit detached without business..	71,200	34	42,080	28
1 dwelling unit attached without business..	1,500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	117,300	55	(1)	(1)
5 to 9 dwelling unit.....	14,500	7	12,266	8
10 dwelling unit or more.....	7,600	4	7,135	5
<b>NEW ORLEANS CITY</b>				
All dwelling units.....	169,700	100	137,165	100
1 to 4 dwelling unit.....	148,200	87	117,996	86
1 dwelling unit detached without business..	40,700	24	32,720	24
1 dwelling unit attached without business..	1,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	106,200	63	(1)	(1)
5 to 9 dwelling unit.....	13,900	8	12,124	9
10 dwelling unit or more.....	7,500	4	7,045	5

<sup>1</sup> Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950

Condition and plumbing facilities	Number	Percent
NEW ORLEANS STANDARD METROPOLITAN AREA		
All dwelling units.....	212,200	...
Number reporting condition and plumbing facilities.....	202,900	100
Not dilapidated, with private toilet and bath, and hot running water..	120,300	59
Not dilapidated, with private toilet and bath, and only cold running water.....	26,100	13
Not dilapidated, with running water, lacking private toilet or bath...	20,000	10
Dilapidated or no running water.....	36,600	18
Renter occupied.....	122,500	...
Number reporting condition and plumbing facilities.....	118,600	100
Not dilapidated, with private toilet and bath, and hot running water..	58,800	50
Not dilapidated, with private toilet and bath, and only cold running water.....	17,600	15
Not dilapidated, with running water, lacking private toilet or bath...	14,700	12
Dilapidated or no running water.....	27,500	23
Nonwhite occupied.....	60,500	...
Number reporting condition and plumbing facilities.....	57,800	100
Not dilapidated, with private toilet and bath, and hot running water..	12,000	21
Not dilapidated, with private toilet and bath, and only cold running water.....	11,000	19
Not dilapidated, with running water, lacking private toilet or bath...	10,700	19
Dilapidated or no running water.....	24,200	42
NEW ORLEANS CITY		
All dwelling units.....	169,700	...
Number reporting condition and plumbing facilities.....	166,100	100
Not dilapidated, with private toilet and bath, and hot running water..	99,700	60
Not dilapidated, with private toilet and bath, and only cold running water.....	22,700	14
Not dilapidated, with running water, lacking private toilet or bath...	14,900	9
Dilapidated or no running water.....	28,900	17
Renter occupied.....	110,800	...
Number reporting condition and plumbing facilities.....	108,600	100
Not dilapidated, with private toilet and bath, and hot running water..	55,000	51
Not dilapidated, with private toilet and bath, and only cold running water.....	16,700	15
Not dilapidated, with running water, lacking private toilet or bath...	12,100	11
Dilapidated or no running water.....	24,700	23
Nonwhite occupied.....	52,100	...
Number reporting condition and plumbing facilities.....	51,100	100
Not dilapidated, with private toilet and bath, and hot running water..	11,500	23
Not dilapidated, with private toilet and bath, and only cold running water.....	10,900	21
Not dilapidated, with running water, lacking private toilet or bath...	8,400	16
Dilapidated or no running water.....	20,300	40

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950

Contract monthly rent	New Orleans Standard Metropolitan Area		New Orleans city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	211,400	...	169,700	...
Renter-occupied dwelling units; and vacant <sup>1</sup> units for rent.....	124,800	...	112,700	...
Number reporting <sup>2</sup> .....	116,800	100	107,200	100
Under \$10.....	8,700	7	7,600	7
\$10 to \$14.....	16,800	14	15,100	14
\$15 to \$19.....	19,300	17	18,100	17
\$20 to \$29.....	29,300	25	27,200	25
\$30 to \$39.....	15,600	13	14,700	14
\$40 to \$49.....	9,300	8	8,100	8
\$50 to \$59.....	6,100	5	5,800	5
\$60 to \$74.....	6,400	5	5,500	5
\$75 to \$99.....	3,600	3	3,300	3
\$100 or more.....	1,700	1	1,700	2
Median rent.....	\$24	...	\$24	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	60,500	...	52,100	...
Nonwhite renter-occupied.....	44,800	...	40,900	...
Number reporting <sup>2</sup> .....	42,700	100	39,500	100
Under \$10.....	6,600	15	6,300	16
\$10 to \$14.....	12,000	28	11,100	28
\$15 to \$19.....	9,500	22	8,900	23
\$20 to \$29.....	9,600	22	9,000	23
\$30 to \$39.....	4,100	10	3,400	9
\$40 or more.....	800	2	800	2
Median rent.....	\$16	...	\$16	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.

<sup>2</sup> Excludes units occupied rent free.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE NEW ORLEANS STANDARD METROPOLITAN AREA AND NEW ORLEANS CITY: 1950

Value	New Orleans Standard Metropolitan Area		New Orleans city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	211,400	...	169,700	...
Owner-occupied units in 1-dwelling-unit structures; and vacant <sup>1</sup> units for sale only.....	46,900	...	28,000	...
Number reporting.....	45,500	100	26,900	100
Under \$2,000.....	2,000	4	900	3
\$2,000 to \$2,999.....	2,300	5	1,000	4
\$3,000 to \$4,999.....	7,400	16	4,500	17
\$5,000 to \$7,499.....	7,000	15	4,800	18
\$7,500 to \$9,999.....	9,100	20	3,300	12
\$10,000 to \$14,999.....	9,700	21	5,500	20
\$15,000 to \$19,999.....	4,000	9	3,200	12
\$20,000 or more.....	4,200	9	3,700	14
Median value.....	\$8,563	...	\$9,155	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	60,500	...	52,100	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.....	8,800	...	5,800	...
Number reporting.....	8,500	100	5,700	100
Under \$2,000.....	1,200	14	400	7
\$2,000 to \$2,999.....	900	11	600	11
\$3,000 to \$4,999.....	4,000	47	2,900	51
\$5,000 to \$7,499.....	1,100	13	800	14
\$7,500 to \$9,999.....	900	11	600	11
\$10,000 or more.....	500	6	400	7
Median value.....	\$4,025	...	\$4,226	...

<sup>1</sup> Excludes seasonal and dilapidated vacant units.